

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-18-25116

Send Tax Notice To: Karol Carlota Del Castillo Cardozo  
235 Hebb Rd.  
Wilsonville, AL 35186

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eight Thousand Dollars and No Cents (\$108,000.00)**, **the amount of which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Daniel Hidalgo, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Karol Carlota Del Castillo Cardozo**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Property constitutes no part of the homestead of the Grantor herein or his spouse.**

**\$91,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of December, 2018.

  
\_\_\_\_\_  
Daniel Hidalgo

State of Alabama

County of Shelby

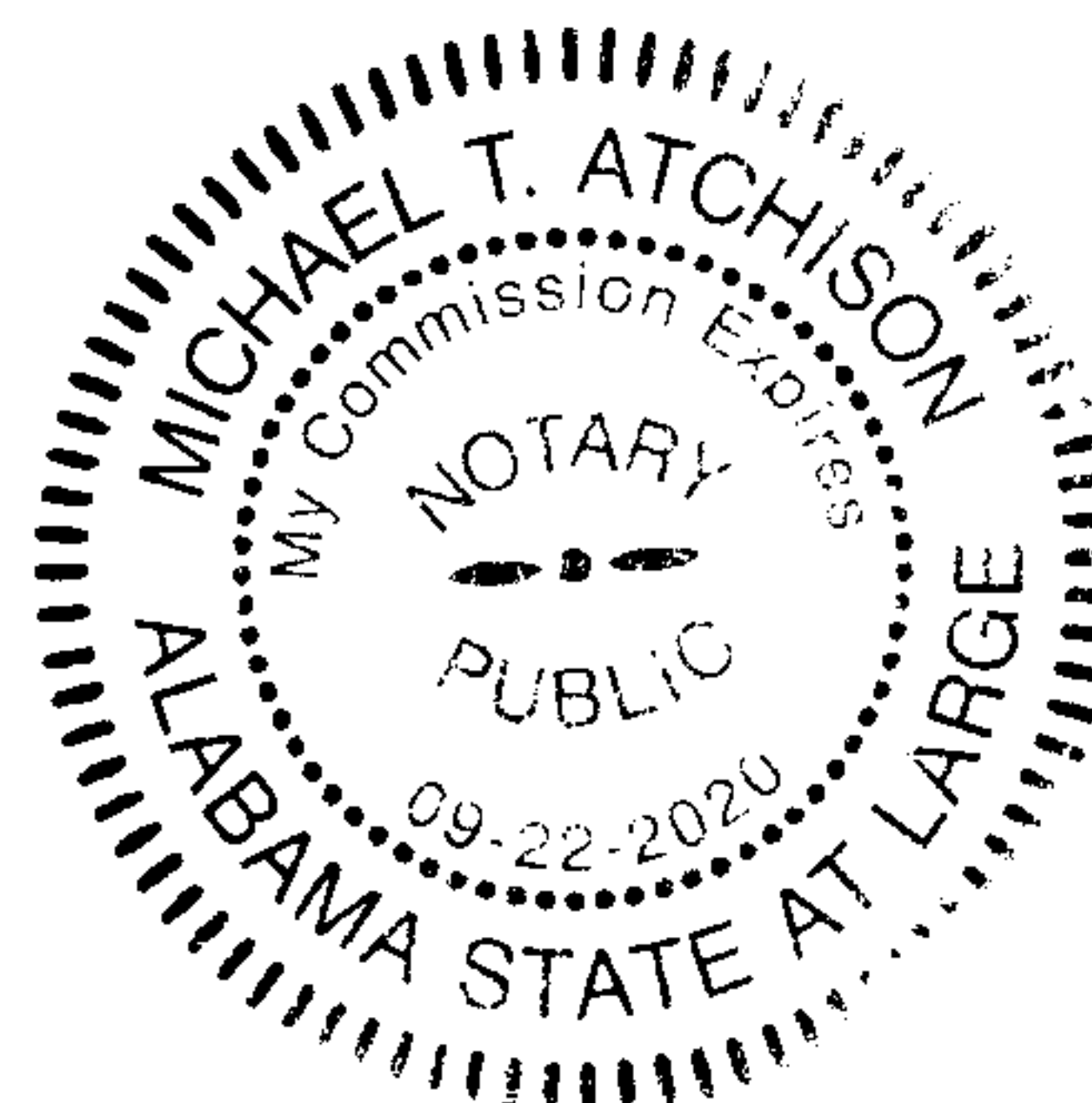
I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Daniel Hidalgo, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of December, 2018.

  
\_\_\_\_\_  
Notary Public, State of Alabama

Mike T Atchison

My Commission Expires: September 22, 2020



20181218000440480 1/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
12/18/2018 09:11:10 AM FILED/CERT

Shelby County, AL 12/18/2018  
State of Alabama  
Deed Tax: \$17.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the SW corner of Section 6, Township 21 South, Range 2 East; Thence run North 2 degrees 30 minutes West along the West line thereof for 1314.93 feet; Thence North 87 Degrees 58 Minutes East run 30.0 feet to the point of beginning; Thence continue North 87 degrees 58 minutes East for 489.50 feet to the Intersection of the West line of lot 37, of Mitchell subdivision recorded in Map Book 4, Page 41 in the Probate Office of Shelby County, Alabama; Thence North 2 degrees 30 minutes West along the West line of said lot for 19.61 Feet to the Southerly R/W of Kennedy Avenue; Thence Northwesterly along said R/W and along a 4 degrees 30 minutes curve to the right a distance of 102.05 feet; thence North 74 degrees 08 minutes West along said R/W for 68.20 feet; thence North 15 degrees 52 minutes East along said R/W for 5.0 feet; Thence Westerly along said R/W along a 7 degrees 06 minutes curve to the left a distance of 193.96 feet; thence continue Westerly along said R/W South 89 degrees 45 minutes West for 137.40 feet to the East R/W of Hebb Street; thence South 2 degrees 30 minutes East along the East R/W of Hebb Street for 114.06 feet to the point of beginning. According to the survey of Thomas E. Simmons, LS # 12945, dated June 9, 1995.



20181218000440480 2/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
12/18/2018 09:11:10 AM FILED/CERT



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Daniel Hidalgo	Grantee's Name	Karol Carlota Del Castillo Cardozo Fredy Perez Sosa
Mailing Address	<u>2879 Buckley Dr</u> <u>Alabaster AL 35007</u>	Mailing Address	<u>235 Hebb Rd.</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>235 Hebb Rd.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>December 14, 2018</u>
		Total Purchase Price	<u>\$108,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date December 13, 2018

Print Daniel Hidalgo

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20181218000440480 3/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
12/18/2018 09:11:10 AM FILED/CERT

Form RT-1