

20190723000260940
07/23/2019 08:59:54 AM
DEEDS 1/3

This instrument was prepared by:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, Alabama 35216

Send Tax Notices to:
Hugo Picon Martinez
828 Riverchase Pkwy. W.
Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy-Two Thousand, Five Hundred and no/100— (\$272,500.00)** Dollars, to the undersigned Grantor, **Mi Casa Finder, LLC** (herein referred to as Grantor), in hand paid by the Grantee (s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Hugo Picon Martinez**, (herein referred to as Grantee (s)), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 30, according to the Survey of Second Addition, Riverchase Country Club, as recorded in Map Book 7, Page 121, in the Probate Office of Shelby County, Alabama.

\$258,875.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantee (s), their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said **Mi Casa Finder, LLC**, by **Hernan Montoya**, its **Sole Member/Manager** who is authorized to execute this conveyance, has hereto set its signature and seal this the 19 day of July, 2019.

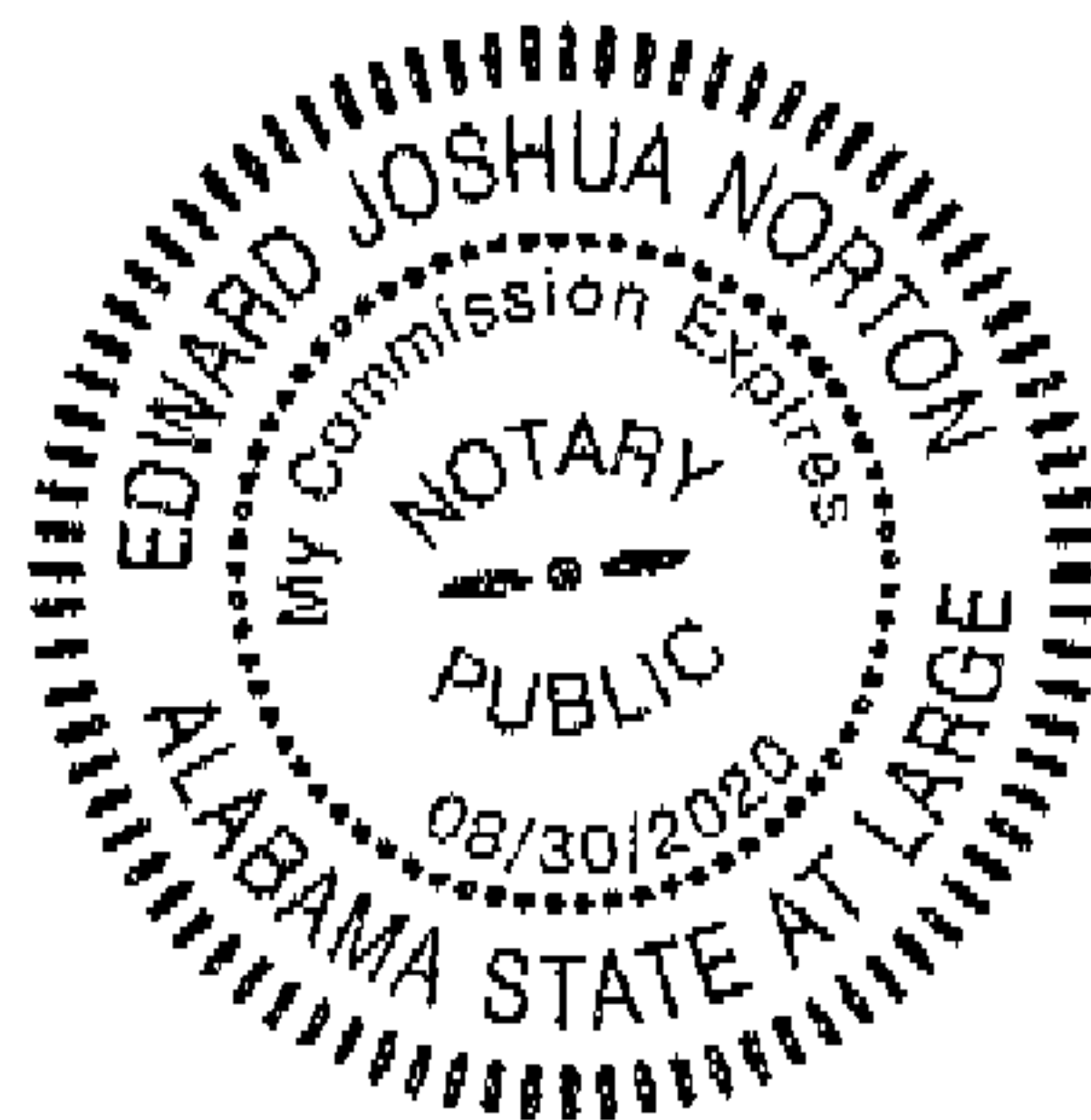
Mi Casa Finder, LLC

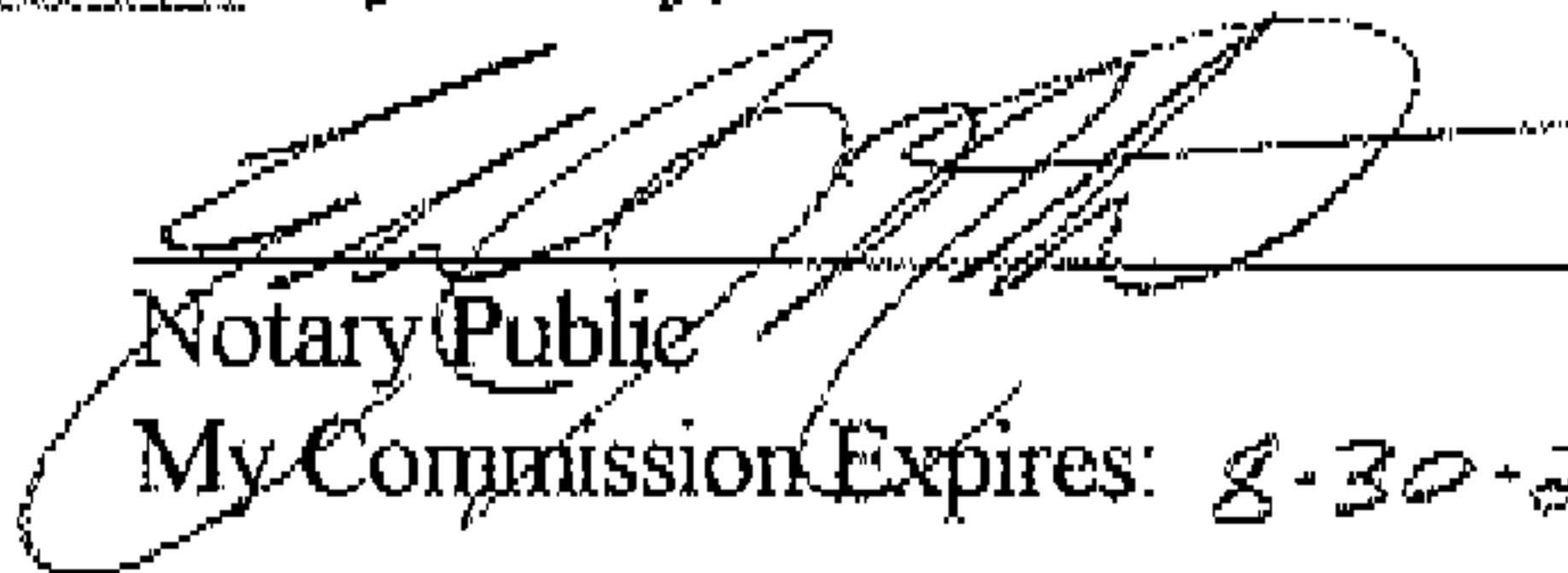
By: 
Hernan Montoya, its Sole Member/Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Hernan Montoya**, whose name as **Sole Member/ Manager of Mi Casa Finder, LLC**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said **Mi Casa Finder, LLC**

Sworn to and subscribed before me this the 19 day of July, 2019.




Notary Public
My Commission Expires: 8-30-2020

Real Estate Sales Validation Form

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

Grantor's Name	Mi Casa Finder, LLC	Grantee's Name	Hugo Picon Martinez
Mailing Address	<u>3508 Lorne Bridge Dr</u> <u>, AL Hoover, AL 35244</u>	Mailing Address	<u>828 Riverchase Pkwy, Hoover</u> <u>, AL 35244</u>
Property Address	<u>828 Riverchase Pkwy. W</u> <u>Hoover, AL 35244</u>	Date of Sale	<u>July 19, 2019</u>
		Total Purchase Price	<u>\$272,500.00</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)

☒ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 July 19, 2019

Print Mi Casa Finder, LLC

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/23/2019 08:59:54 AM
 \$35.00 CHERRY
 20190723000260940

Form RT-1

Alvin S. Bayl