

Parcel I.D. #:

Send Tax Notice To: Stephanie Hernandez  
490 Church Street  
Montevallo, AL 35115

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**WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

STATE OF ALABAMA )

COUNTY OF SHELBY )



20200608000229670 1/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
06/08/2020 10:39:00 AM FILED/CERT

Shelby County, AL 06/08/2020  
State of Alabama  
Deed Tax: \$3.00

Know all men by these presents, that in consideration of the sum of Three Thousand Dollars and 00/100 (\$ 3,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Geraldine Henson, a widow**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Stephanie Daniela Hernandez and Dora Luz Hernandez**, hereinafter known as the GRANTEE;

*A part of Lot 6, Block 2, according to the map and survey of G.A. Nabors Survey, as recorded in Map Book 3, Page 33 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:*

*Begin at the NW corner of said Lot 6 and run thence in an Easterly direction along the Northern boundary of said Lot 6 a distance of 132 feet to a point; Thence turn to the right and run Southwesterly parallel with the Easternmost line of said Lot 6 a distance of 62 feet to a point; Thence turn to the right and run Northwesterly parallel with Northernmost line of said Lot 6 a distance of 132 feet to a point on the Westernmost boundary of said Lot 6; Thence turn to the right and run in a Northeasterly direction along the Western boundary of said Lot 6 a distance of 52.0 feet to point of beginning of the property herein conveyed.*

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded in Instrument #20051129000617390, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the

grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 24 Day of OCT., 2019.

  
Geraldine Henson  
Grantor

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

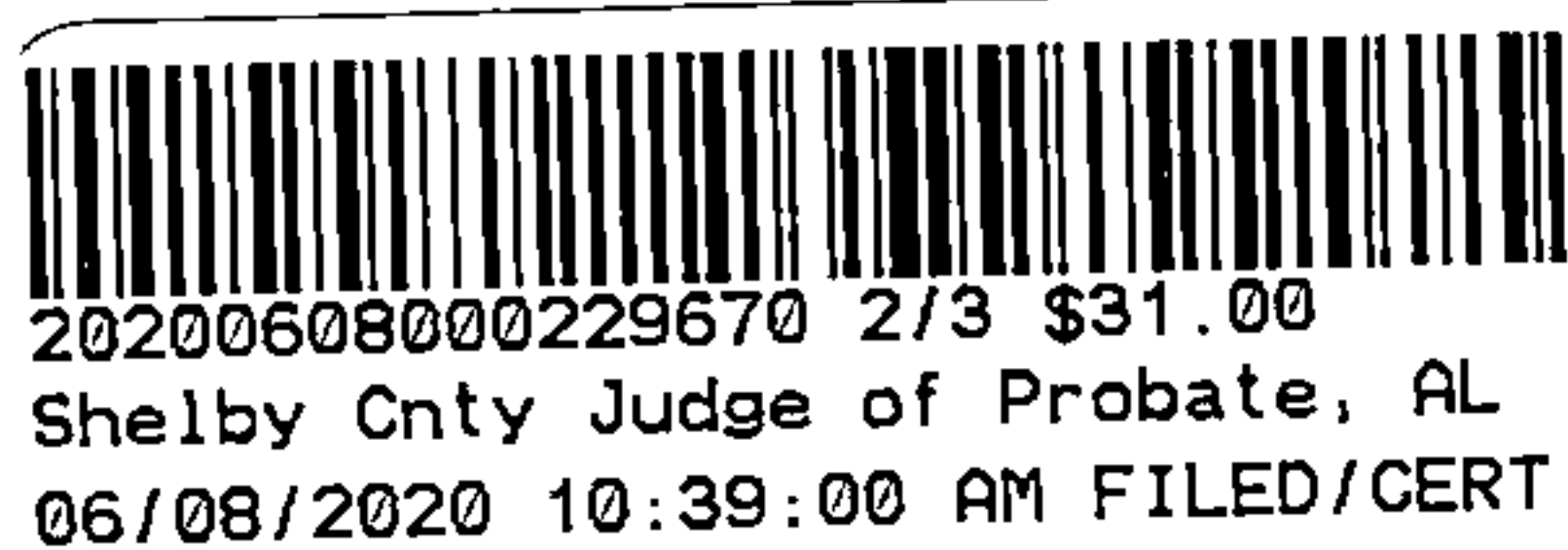
I, the undersigned, a Notary Public in and for said State, do hereby certify that *Geraldine Henson, a widow*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 24 Day of OCT., 2019.

  
NOTARY PUBLIC  
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040







20200608000229670 3/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Geraldine C. Henson  
PO Box 660753  
Birmingham, AL 35266

Grantee's Name Stephanie D. Hernandez  
Mailing Address 490 Church Street  
Montevallo, AL 35115

Property Address

490 Church Street  
Montevallo, AL  
35115

Date of Sale

10/24/19

Total Purchase Price \$

3,000 -

or

Actual Value

\$

or

Assessor's Market Value \$

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 or 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 10/24/19

Unattested

(verified by)

Print

Geraldine C. Henson

Sign

Geraldine C. Henson

(Grantor/Grantee/Owner/Agent) circle one