

Send tax notice to: Lee Ann Carlos

P.O. Box 1254

Calera, AL 35040

Prepared By:
Lee Ann Carlos
PO. Box 1254
CALERA, AL 35040



20220719000284900 1/4 \$39.00
Shelby Cnty Judge of Probate, AL
07/19/2022 04:02:17 PM FILED/CERT

WARRANTY DEED

Joint Tenancy

With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Eight Thousand Dollars and 00/100 (\$8,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Dominic T. Melendez, an unmarried man**, hereinafter known as GRANTOR, do hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Lee Ann Carlos**, hereinafter known as the GRANTEE;

Lot # 1, in Block 66, according to the survey of J. H. Dunstan's map of the Town of Calera,

Shelby County, AL 07/19/2022
State of Alabama
Deed Tax: \$8.00



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*Alabama, being situated in Shelby County, Alabama, also known as 7690 Highway 31, Calera,
AL 35040*

Subject to any and all easements, right of ways, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 20100506000142450, 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

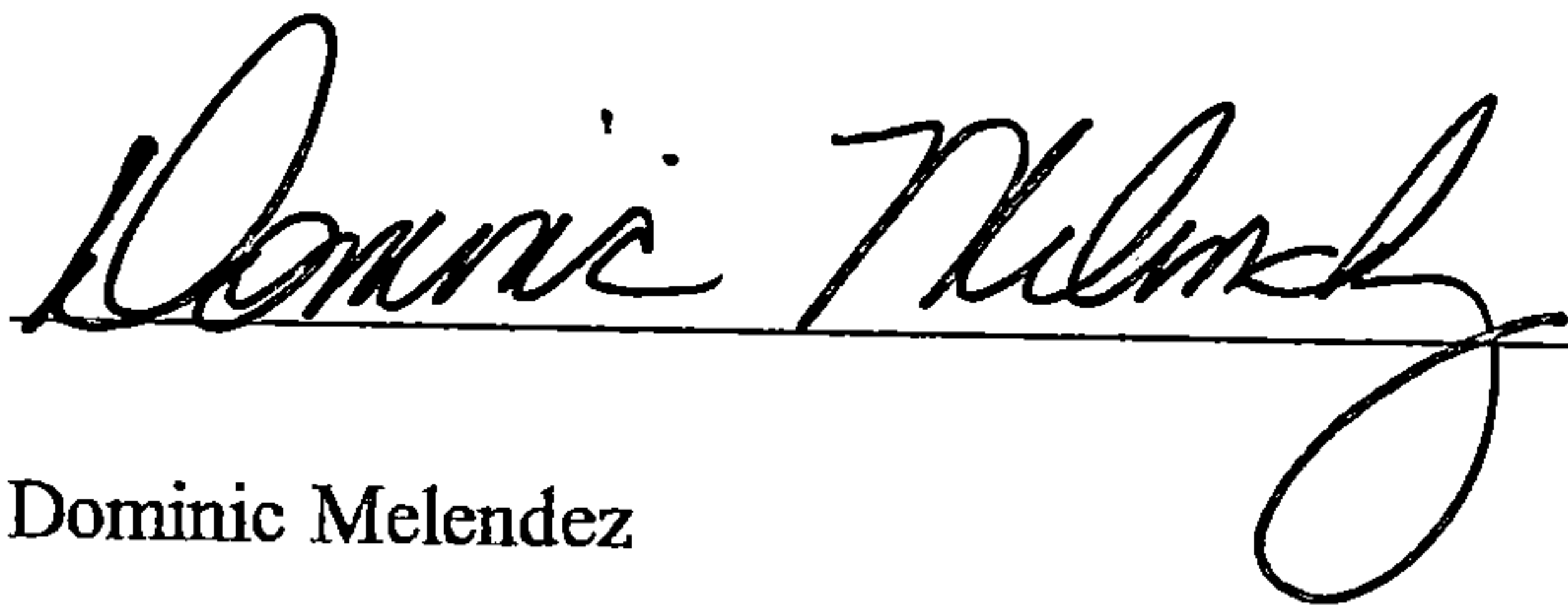


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administrators shall warrant and defend the to the said GRANTEE, their heirs and assigns
forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the

19 Day of July, 2022.



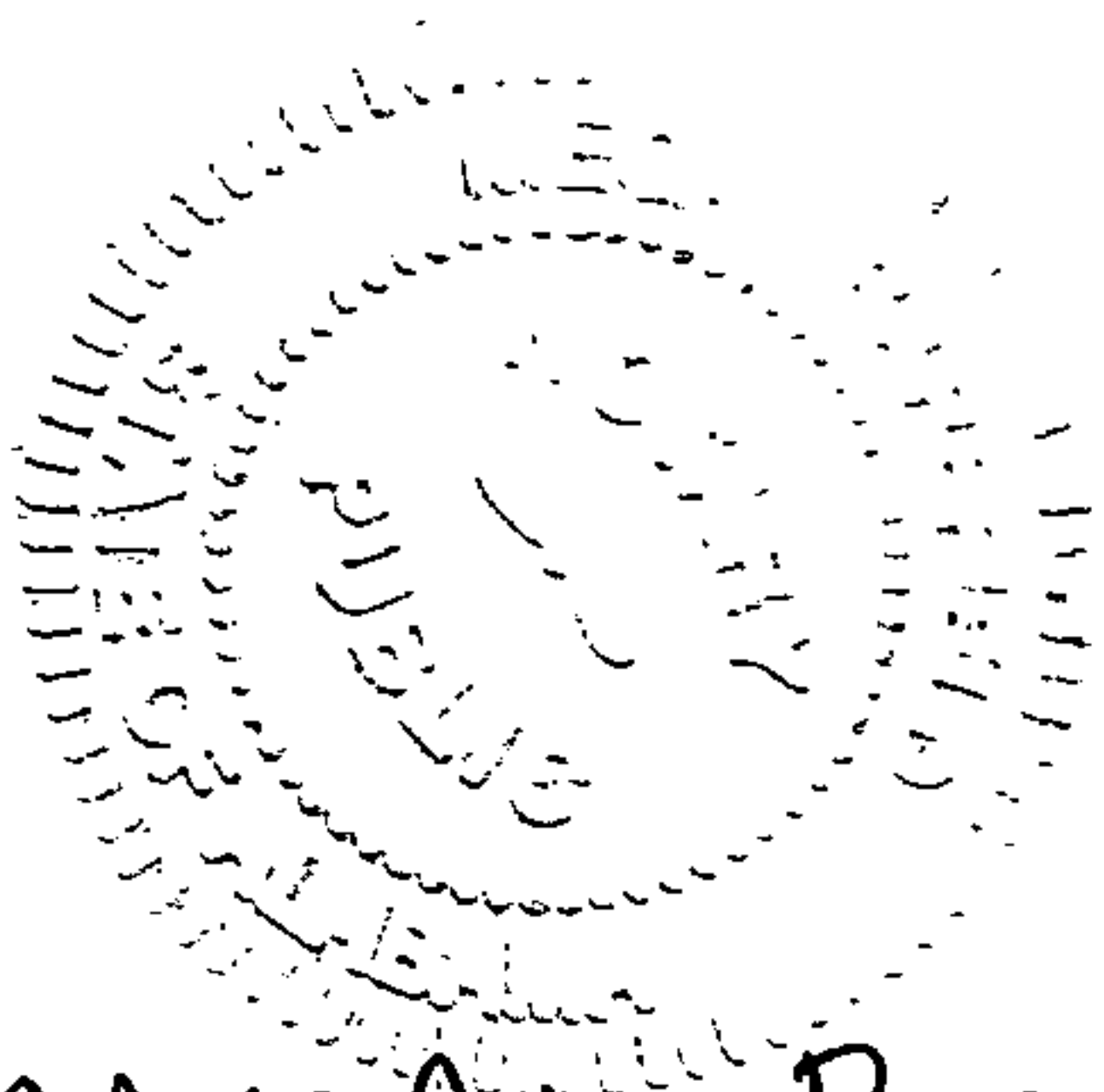
Dominic Melendez

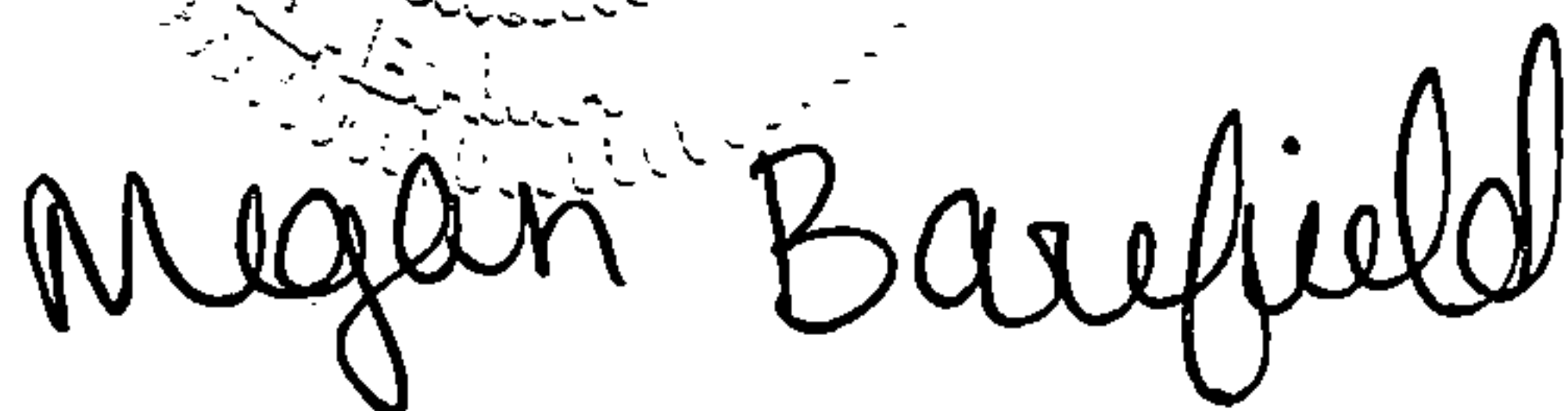
Grantor

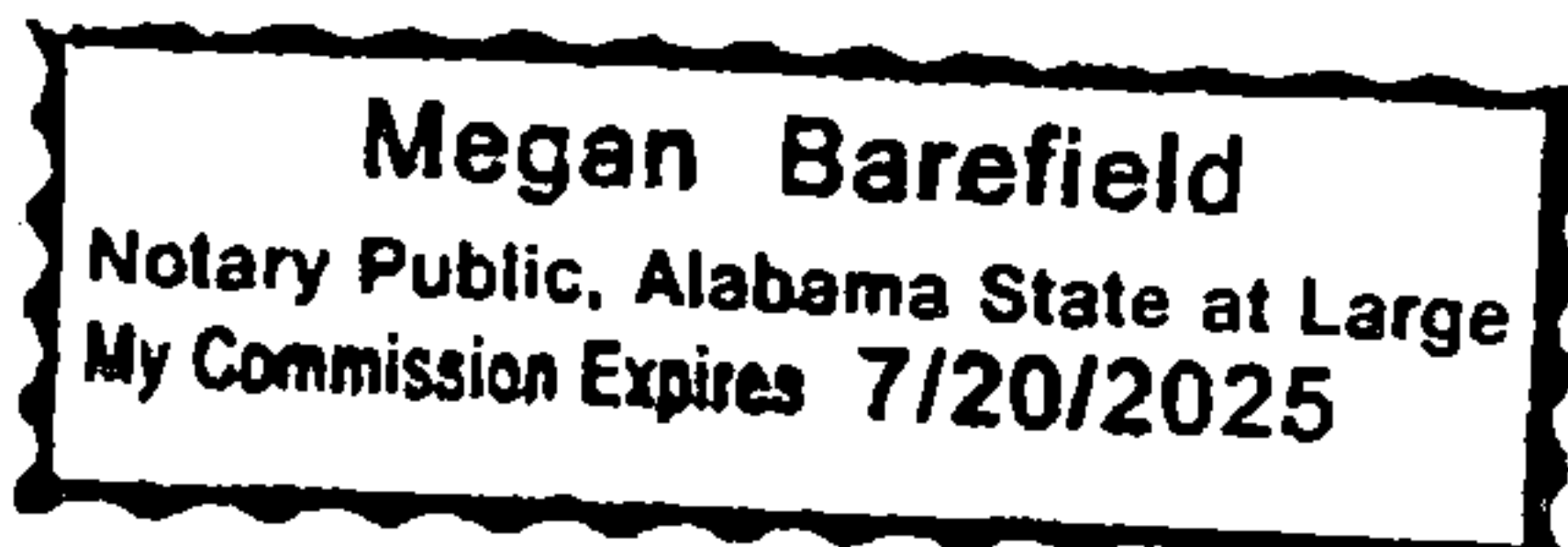


Lee Ann Carlos

Grantee







Real Estate Sales Validation Form

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

Grantor's Name Dominic Melendez
Mailing Address 10194 Hwy 25
CAJERA, AZ 35040

Grantee's Name Lee Ann CARLOS
Mailing Address PO Box 1254
CAJERA, AZ 35040

Property Address 7690 Hwy. 31
CAJERA, AZ 35040

Date of Sale 7-19-22
Total Purchase Price \$ 8,000.00

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 _____

Print _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1