

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Jesus Medina
Samantha Hill and Teresa Ramirez
500 Pope Drive
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty nine thousand nine hundred and 00/100 (\$89,900.00) Dollars (of which amount \$80,900.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Real Estate Ready, LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Jesus Medina, Samanta Hill and Teresa Ramirez (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 7 and 8, according to the Map and Survey of Blueberry Estates, as recorded in Map Book 5, Page 72, in the Probate Office of Shelby County, Alabama; less and except the South 37.3 feet of Lot 7.

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

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 July 31, 2012.

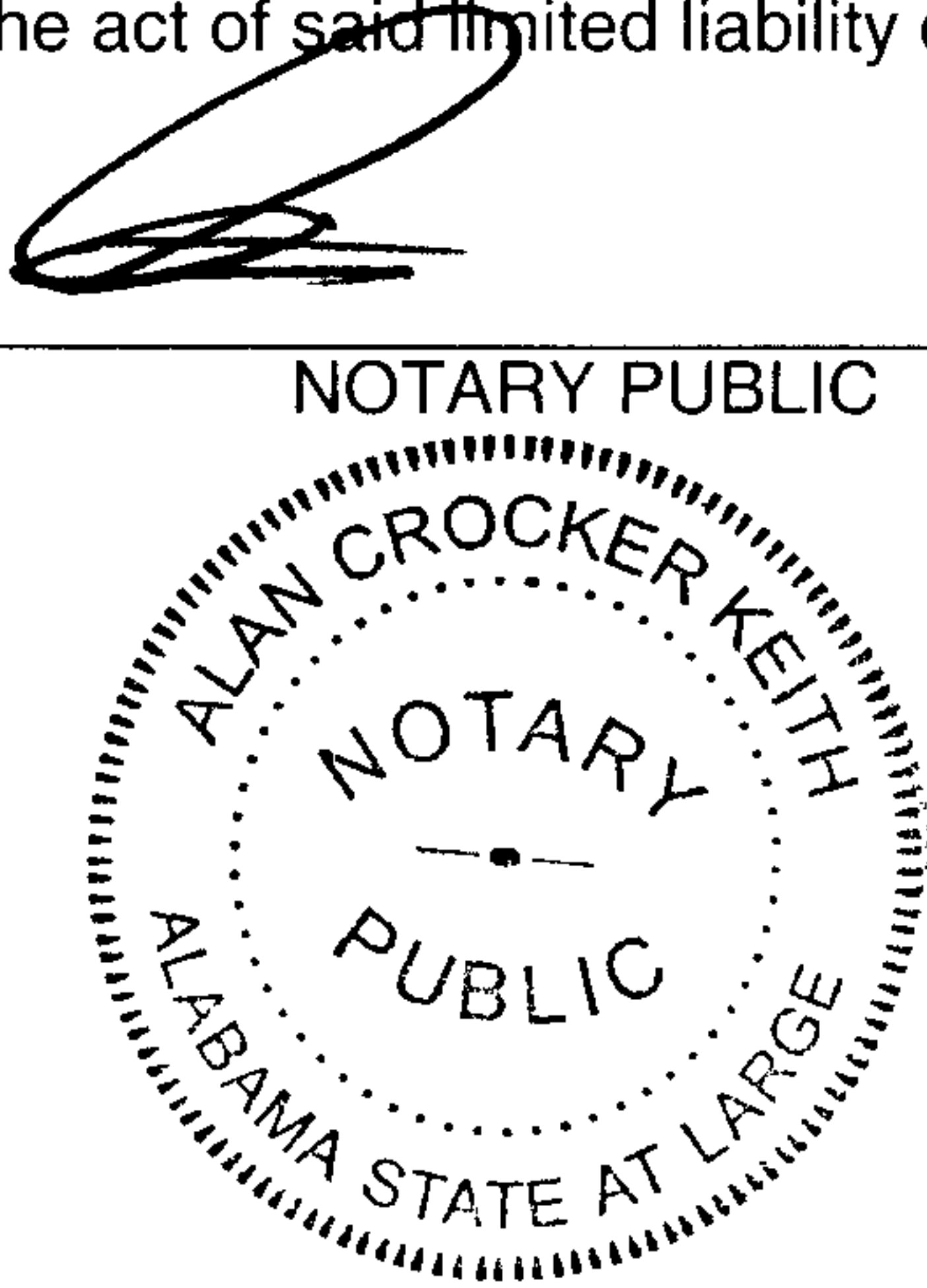
Real Estate Ready, LLC
By Wayne Welch, member (SEAL)
Real Estate Ready, LLC
By: Wayne Welch, Member
(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne Welch, whose name as Member of Real Estate Ready, 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 on the day the same bears date, for and as the act of said limited liability company
Given under my hand and official seal on July 31, 2012.

My commission expires: 3/20/16

Shelby County, AL 08/03/2012
State of Alabama
Deed Tax:\$9.00



Real Estate Sales Validation Form

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

Grantor's Name Real Estate Ready LLC
 Mailing Address 2201 Royal Crest Cir
Bham AL 35216

Grantee's Name Jesus Medina and other
 Mailing Address 500 Pope Dr
Pelham AL
35124

Property Address 500 Pope Dr
Pelham AL 35124

Date of Sale 7/30/12
 Total Purchase Price \$ 89,900.00

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 7/30/12Print Alan Keith☒ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20120803000283540 2/2 \$25.00
 Shelby Cnty Judge of Probate, AL
 08/03/2012 10:45:37 AM FILED/CERT