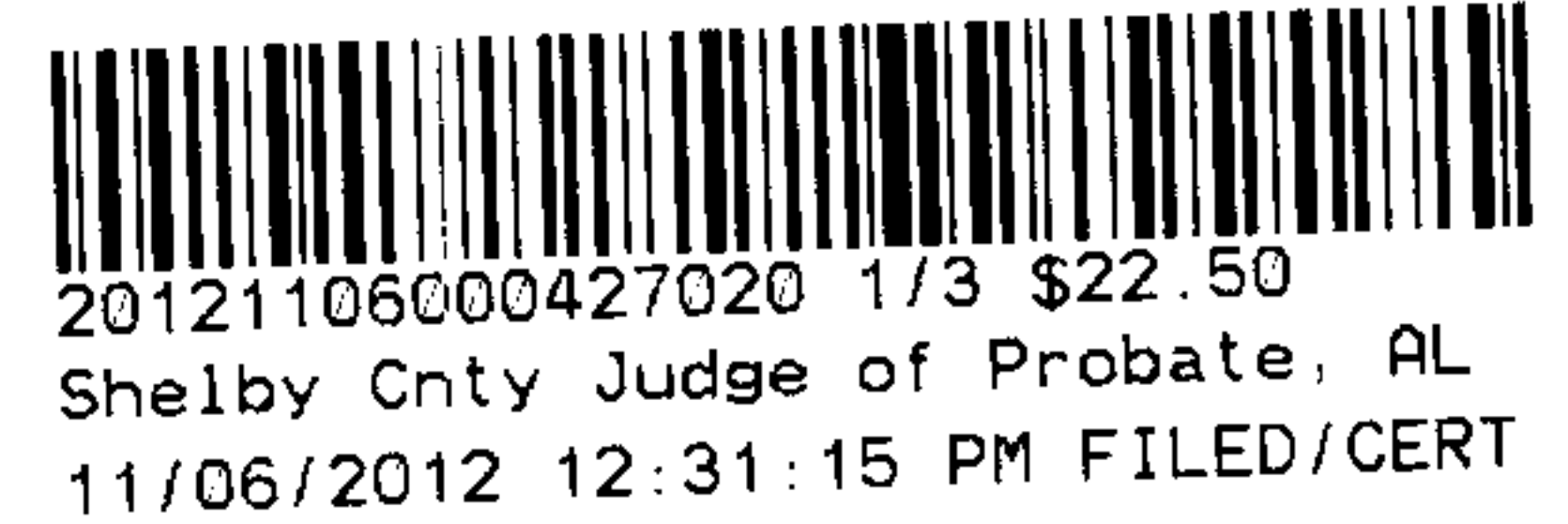


This instrument was prepared by:

Mark E. Gualano  
Attorney at Law  
The Plaza Building  
2112 11<sup>th</sup> Avenue South  
Suite 528  
Birmingham, AL 35205

Send Tax Notices to:

Danilo Martinez  
Mercedes Martinez  
5500 Parkside Drive  
Birmingham, AL 35242



**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA        )

JEFFERSON COUNTY        )

Shelby County, AL 11/06/2012  
State of Alabama  
Deed Tax: \$3.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Eight Thousand and No/100 (\$178,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Elizabeth Maziarz, Personal Representative of the Estate of Josefa D. Luna, deceased, Probate Case No. 2012-188** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Danilo Martinez and Mercedes Martinez**, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 1-B, according to the Resurvey of Lot One of Parkside, as recorded in Map Book 15, Page 87, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Advalorem taxes for the current tax year, 2012.
2. Easements, restrictions, reservations and conditions of record.

\$174,775.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Roberto L. Luna, Sr. who held a life estate in subject property by deed recorded in Inst. No. 2012-12373 died on or about the 15<sup>th</sup> day of October, 2011.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 23rd day of October, 2012.

*Elizabeth Maziarz, Personal Representative  
of the Estate of Josefa D. Luna, deceased,  
Probate Case No. 2012-188*

(SEAL)

**Elizabeth Maziarz, Personal Representative of  
The Estate of Josefa D. Luna, deceased,  
Probate Case No. 2012-188**

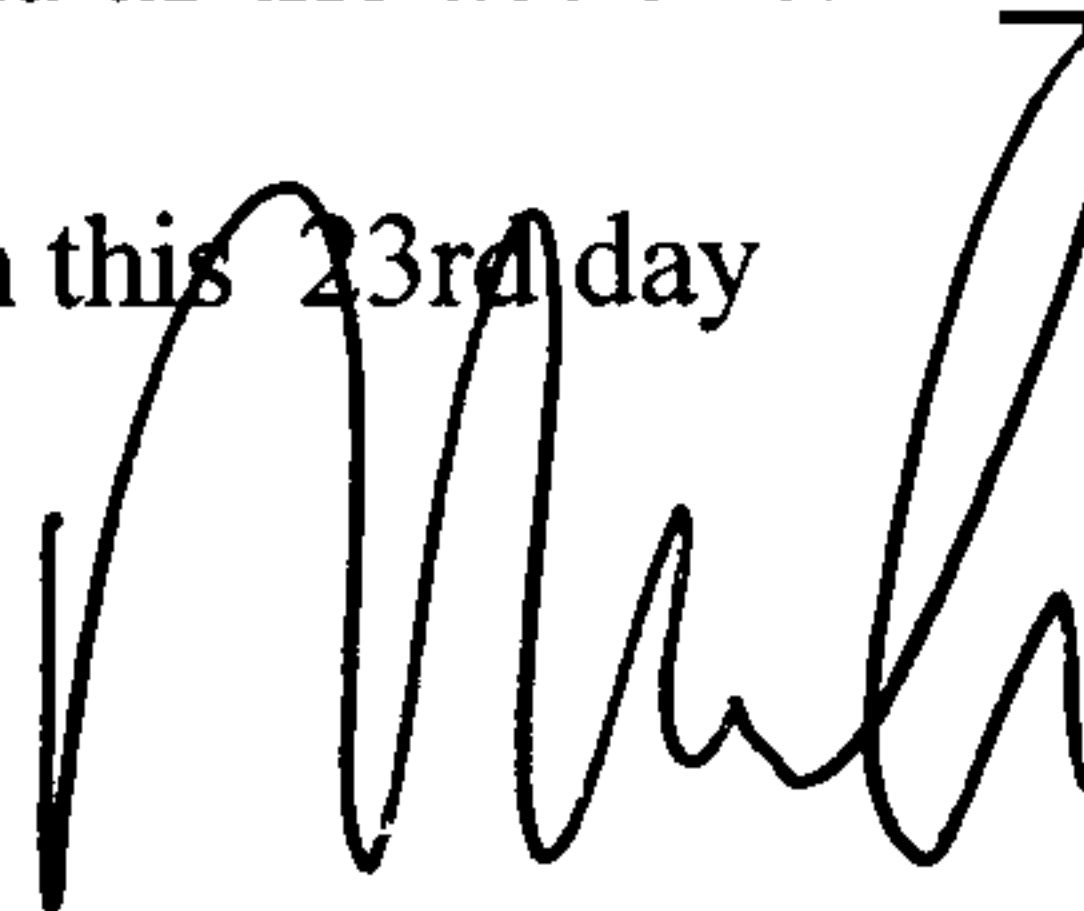
STATE OF ALABAMA )

JEFFERSON COUNTY )

20121106000427020 2/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
11/06/2012 12:31:15 PM FILED/CERT

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Elizabeth Maziarz**, whose name as **Personal Representative, of the Estate of Josefa D. Luna, deceased, Probate Case No. 2012-188**, 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, **she** as such **Personal Representative** and with full authority, executed the same voluntarily for and as the act of said **Estate**

GIVEN under my hand and official seal on this 23rd day  
of October, 2012.



Notary Public  
MARK EDWARD GUALANO  
My Commission Expires: 7/28/2013



## Real Estate Sales Validation Form

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


Grantor's Name Elizabeth Maziarz, Personal Representative of the Estate of Josefa D. Luna, deceased, Probate Case No. 2012-188 Grantee's Name Danilo Martinez  
 Mailing Address \_\_\_\_\_ Mailing Address 5500 Parkside Drive  
 \_\_\_\_\_ Birmingham, AL 35242

Property Address 5500 Parkside Drive  
Birmingham, AL 35242

Date of Sale October 23, 2012  
 Total Purchase Price \$ 178,000.00

or  
 Actual Value \$

or  
 Assessor's Market Value \$

  
 20121106000427020 3/3 \$22.50  
 Shelby Cnty Judge of Probate, AL  
 11/06/2012 12:31:15 PM FILED/CERT

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ 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 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 10/23/12

Unattested

(verified by)

Print

Sign

Elizabeth Maziarz, Personal Representative of the Estate of Josefa D. Luna  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1