

THIS DEED WAS PREPARED BY:

JOHN DAUGHERTY
ATTORNEY AT LAW
1601 GENTILLY DRIVE
VESTAVIA HILLS, AL. 35226

SEND TAX NOTICES TO:

Enrique Munoz and
Guadalupe Arroyo-Tena
965 Riverchase Parkway West
Hoover, Al. 35244-1610

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Fifty Thousand & 00/100 (\$150,000.00) Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Leo Huang, a married man, and Shu Shurette, a single woman**, (Grantors) hereby grant, bargain, sell and convey unto **Enrique Munoz and his wife, Guadalupe Arroyo-Tena** (Grantees), all their right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description: Lot 22, according to the Map of Riverchase Country Club, First Addition, as recorded in Map Book 7 Page 115 in office of the Judge of Probate of Shelby County, Alabama.

PCL ID#: 11-7-26-0-001-065.000

Street Address: 965 Riverchase Parkway West, Hoover, Al. 35244-1610

(If any of the above descriptions should vary, the "Legal Description" should be considered correct).

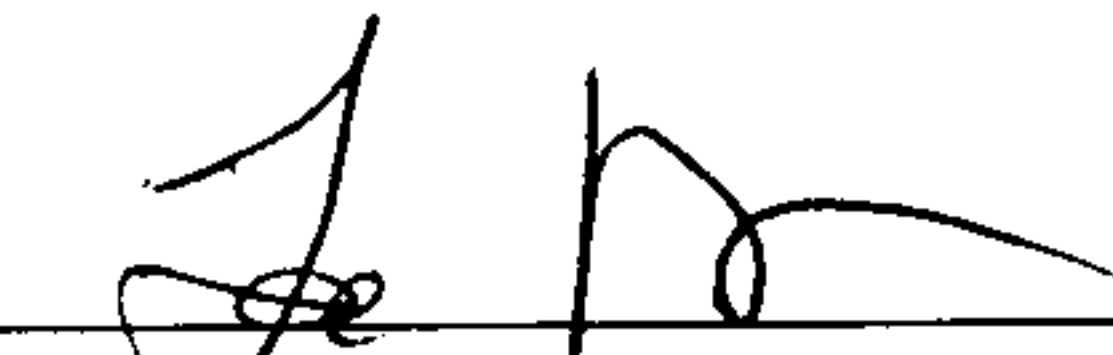
The above described property does not constitute any part of the homestead of the grantors.

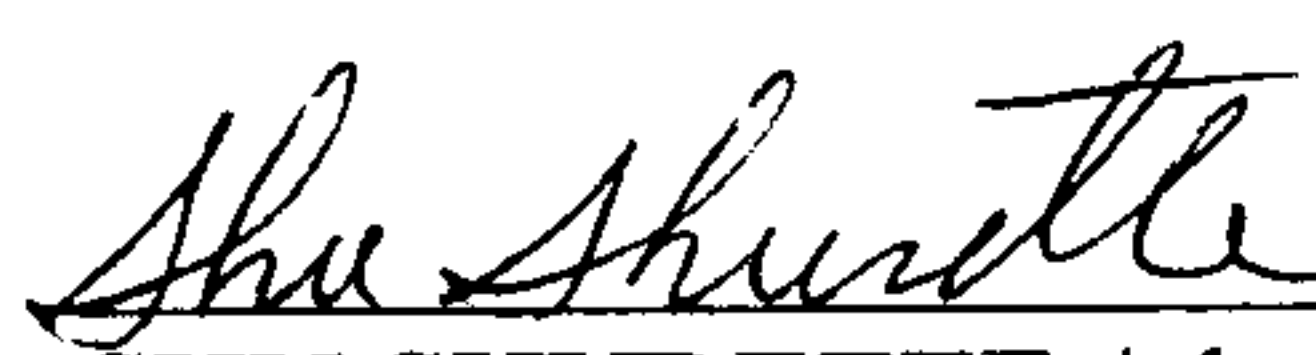
This conveyance is made subject to all exceptions, encumbrances, covenants, restrictions, Home Owner Association requirements and liens which appear recorded or to which reference is made from the Shelby County, Alabama, Probate records.

TO HAVE AND TO HOLD the described premises to said GRANTEES, their SUCCESSORS and ASSIGNS FOREVER.

Grantor(s) make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor(s) has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor(s).

Given under my hand and seal, this 4th day of October, 2012

 10-4-12
LEO HUANG / date

 10-4-12
SHU SHURETTE / date

State of Alabama)
County of Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Leo Huang, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 4TH day of October, 2012.

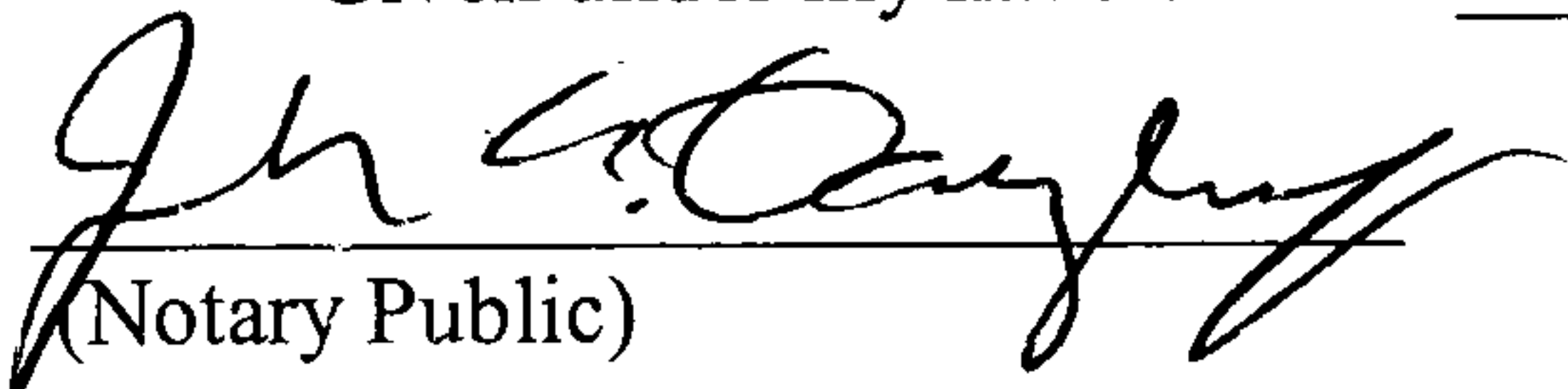

(Notary Public)

MY COMMISSION EXPIRES: 6/27/2015

State of Alabama)
County of Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Shu Shurette, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 4TH day of October, 2012.


(Notary Public)

MY COMMISSION EXPIRES: 6/27/2015

Real Estate Sales Validation Form

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

Grantor's Name Leo Huang Shu Shurette
Mailing Address 3434 Pelham Pkwy
Pelham 35124

Grantee's Name Enrique Munoz Guadalupe
Mailing Address Arroyo Tena
965 Riverchase Pkwy West
Hoover, AL 35244

Property Address 965 Riverchase Pkwy
West Hoover, AL
35244

Date of Sale _____
Total Purchase Price \$ 150,000

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 purchase mortgage recorded inst #
20121008000394380

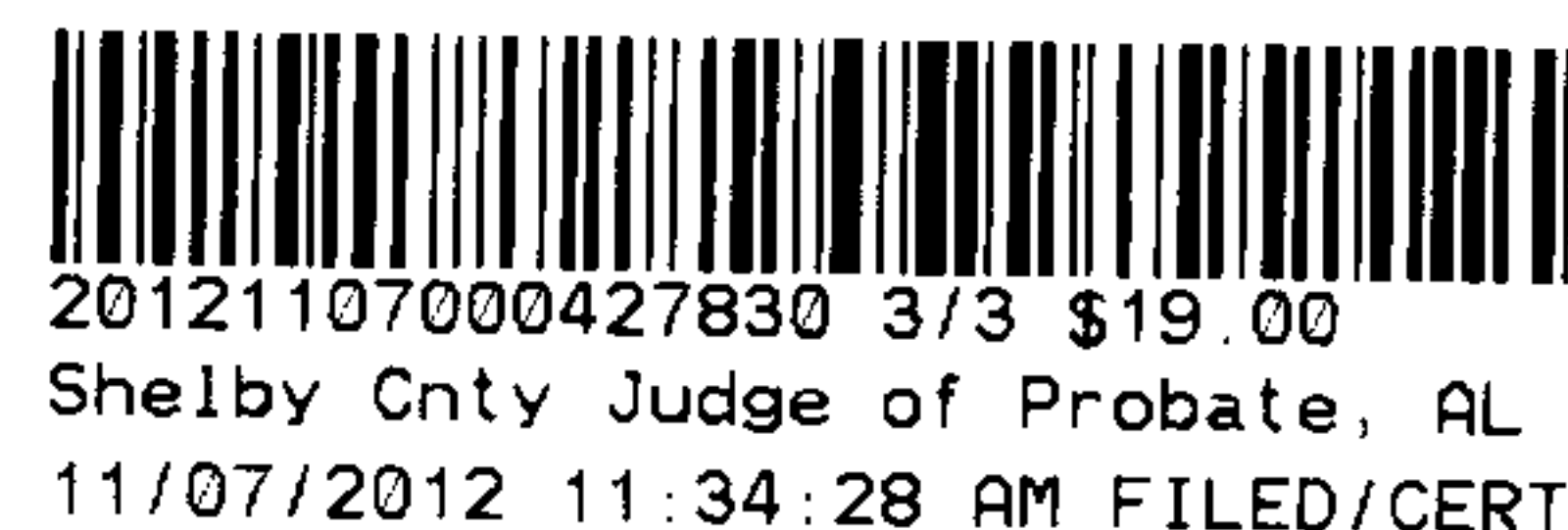
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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:



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 11/7/12

Print Enrique Munoz

☐ Unattested

(verified by)

Sign Enrique Munoz
(Grantor/Grantee/Owner/Agent) circle one