

State of Alabama)  
County of Shelby)

20121204000461760 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/04/2012 08:38:44 AM FILED/CERT

### Warranty Deed

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of **Four hundred sixty nine thousand and no/100 Dollars (\$469,000.00)** to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Edward J. Coyne and Beulah S. Coyne (Grantors) whose address is 4822 Sawgrass Lake Circle, Leesburg, FL 34748** do grant, bargain, sell and convey unto **Enrique Diaz Guzman Zavala and Eldaa Del Bosque Guajardo(Grantees) whose address is 2752 Berkeley Drive, Birmingham, AL 35242** as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**LOT 14 and 14A, BLOCK 9 ACCORDING TO THE PLAT OF FIRST ADDITION TO WOODFORD , A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 10, PAGE 86 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 2752 Berkeley Drive, Birmingham, AL 35242**

Subject to:

Ad Valorem Taxes due October 1, 2013.

Easements and building lines as shown on record map, including but not limited to any notes,

conditions, and restrictions.

Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 48, Page 427 and Deed Book 64, Page 257, and any damages relating to the exercise of such rights or the extraction of such minerals.

Restrictions appearing of record in Real 92. Page 175.

Terms, agreement and right of way to Alabama Power Company as recorded in Real 92, Page 190.

Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 310, Page 978 and Deed Book 307, Page 423.

Agreement with Alabama Power Company for underground residential distribution, as recorded in Real 307, Page 413.

**ALL of the consideration was paid from the proceeds of a mortgage loan.**

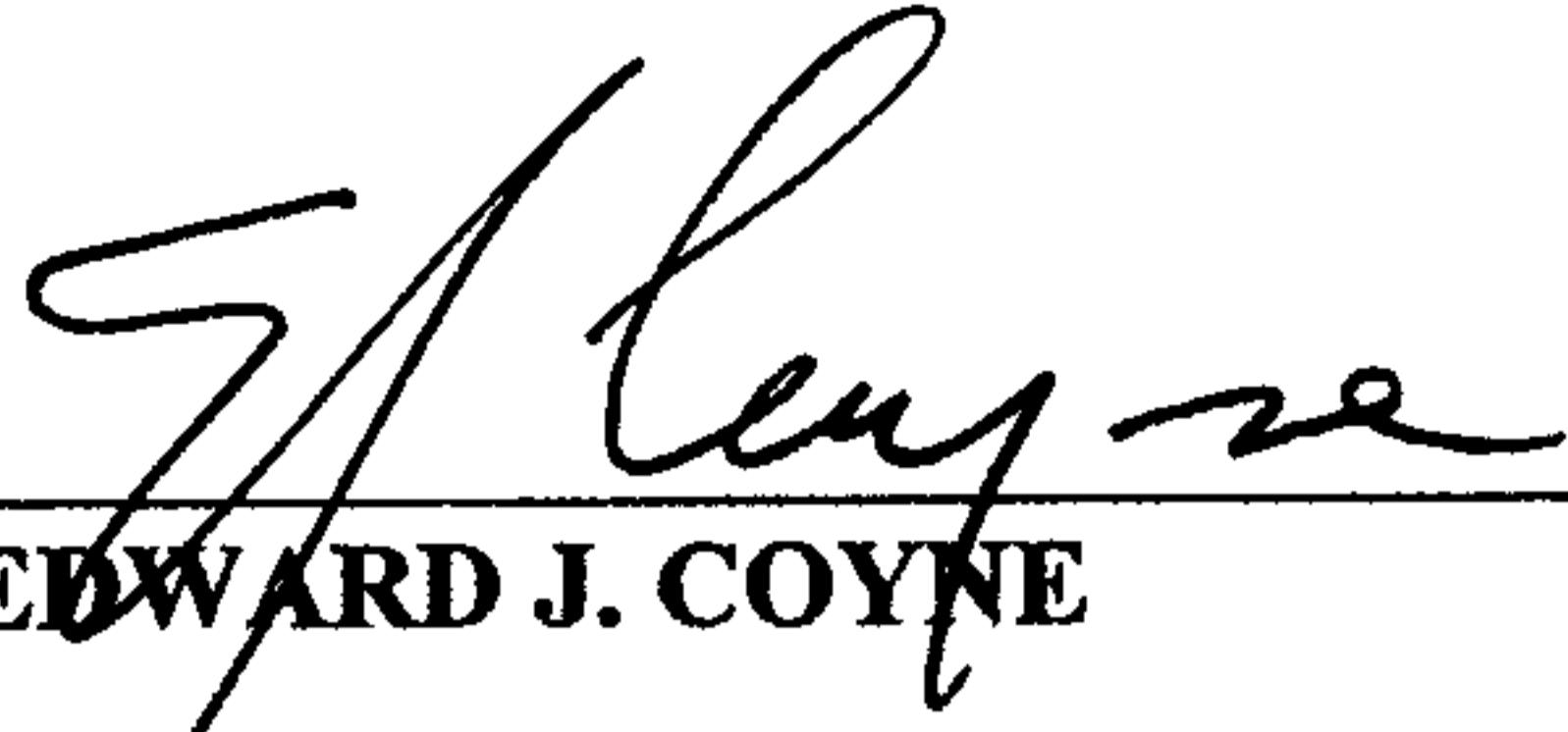
**TO HAVE AND TO HOLD** unto the said **Grantees** as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **Grantors** have caused this conveyance to be executed this the 31<sup>st</sup> 2012 28<sup>th</sup>

day of NOVEMBER, 2012.

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EDWARD J. COYNE SEAL

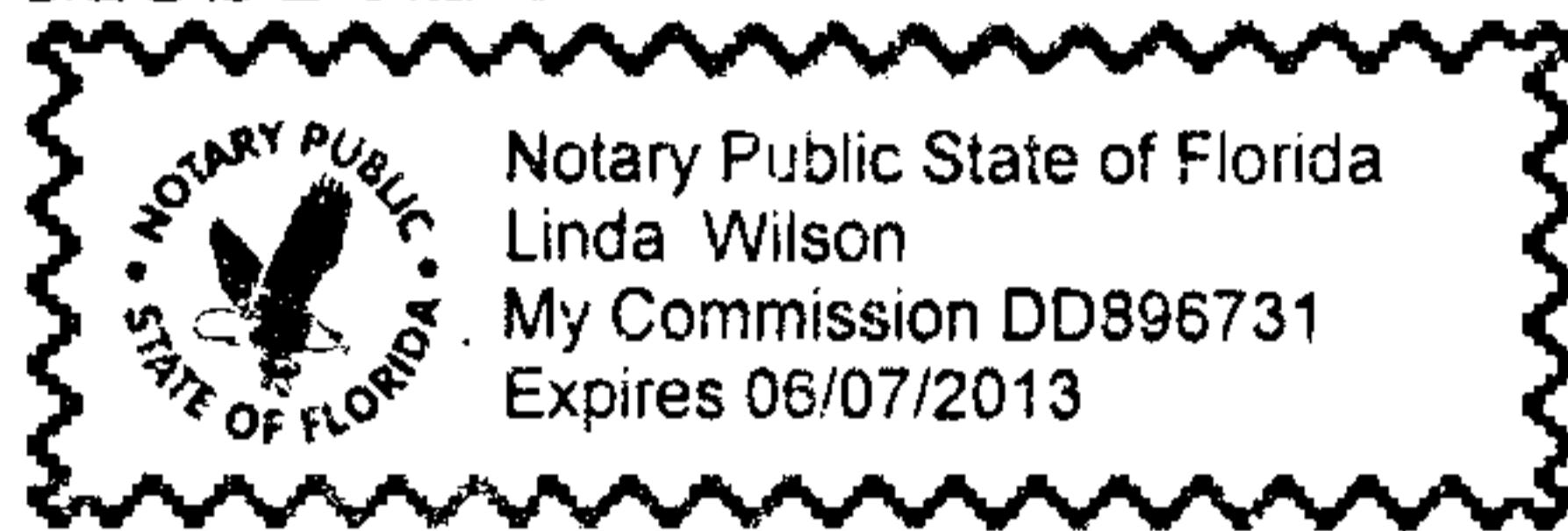
  
BEULAH S. COYNE SEAL

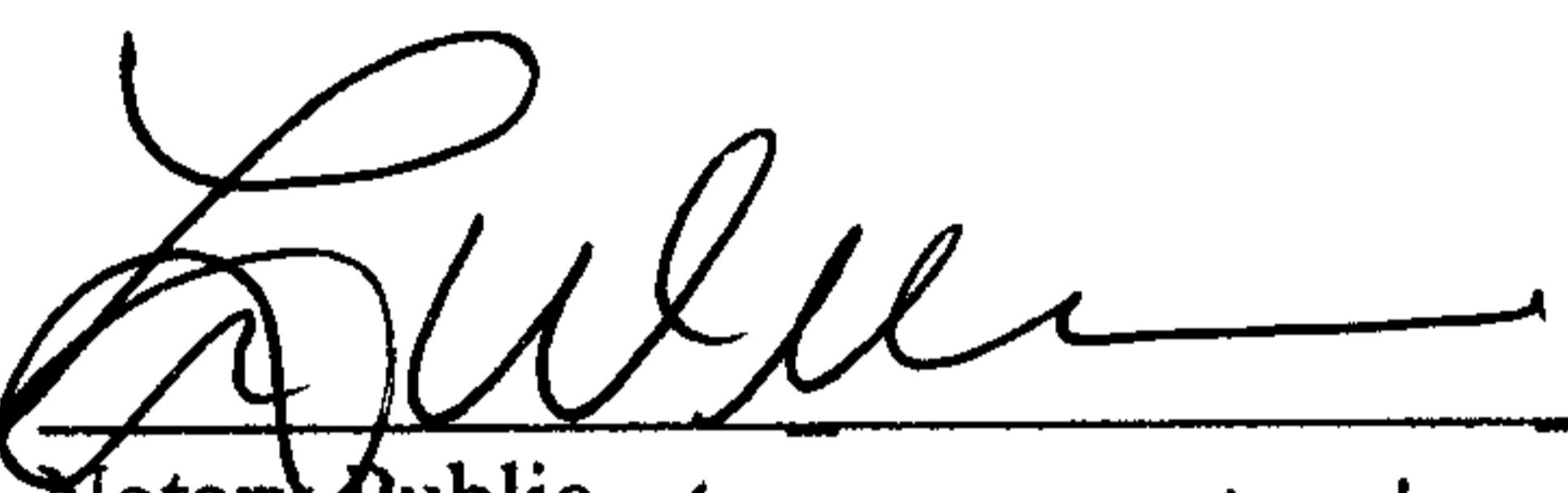
State of Florida

County of LAKE

I, the undersigned., a Notary Public, in and for said County in said State, hereby certify that **Edward J. Coyne and Beulah S. Coyne** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this 28 day of November, 2012.

**MUST AFFIX SEAL**



  
Notary Public Linda Wilson  
Print Name 6/7/2013  
Commission Expires: 6/7/2013

This Instrument Prepared By:

Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, AL 35209  
205 879 3400

Send Tax Notice To:

**Enrique Diaz Guzman Zavala**  
**Eldaa Del Bosque Guajardo**  
2752 Berkeley Drive  
Birmingham, AL 35242  
10-1-110-001-008.012

## Real Estate Sales Validation Form

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

Grantor's Name Edward J. Coyne  
Mailing Address Beulah S. Coyne  
4822 Sawgrass Lake Circle  
Leesburg, FL 34748

Enrique Diaz Guzman Zavala  
Grantee's Name Eldaa Del Bosque Guajardo  
Mailing Address 2752 Berkeley Drive  
Birmingham, AL 35242

Property Address 2752 Berkeley Drive  
Birmingham, AL 35242



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Date of Sale 11/29/12  
Total Purchase Price \$ 469,000.00  
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 11/30/12

Print GENE W. GRAY, JR.

Unattested

Sign

(verified by)

( Creditor/ Grantee/ Owner/ Agent) circle one

GENE W. GRAY, JR.  
205-879-3400

Form RT-1