

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Hector Perez Mora
209 Oaklyn Hills Drive
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Zero Dollars (\$0.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Hector Perez Mora and wife, Veronica Cornejo-Serrano (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Veronica Cornejo-Serrano (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 131-A, according to the Resurvey of Lots 130 & 131 of Final Plat, Oaklyn Hills, Phase 2, as recorded in Map Book 32, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 have hereunto set my hand(s) and seal(s), this 6th day of December, 2012.

Veronica Cornejo S. (SEAL)
Veronica Cornejo-Serrano

Hector Perez Mora (SEAL)
Hector Perez Mora

____ (SEAL)

____ (SEAL)

____ (SEAL)

____ (SEAL)

____ (SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Hector Perez Mora and wife, Veronica Cornejo-Serrano whose names are 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 they executed the same voluntarily on the day the same bears date.

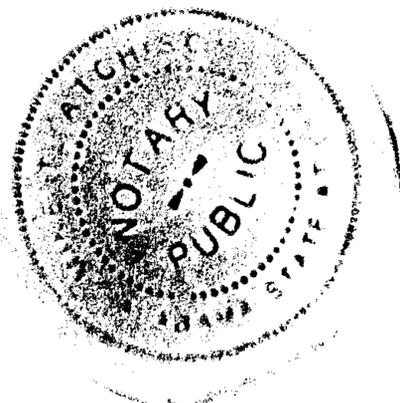
Given under my hand and official seal this 6th day of December, 2012

Michael T. Atchison
Notary Public

My Commission Expires: 10-4-16

20121207000468320 1/2 \$143.50
Shelby Cnty Judge of Probate, AL
12/07/2012 10:02:08 AM FILED/CERT

Shelby County, AL 12/07/2012
State of Alabama
Deed Tax: \$128.50



Real Estate Sales Validation Form

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

Grantor's Name Hector Perez Mora Grantee's Name Veronica Cornejo-Serrano
Mailing Address 209 Oaklyn Hills Dr Mailing Address 209 Oaklyn Hills Dr
Chelsea AL 35043 Chelsea AL
35043

Property Address 209 Oaklyn Hills Dr Date of Sale 12-6-12
Chelsea AL Total Purchase Price \$ _____
35043 Or
Actual Value \$ _____
Or
Assessors Market Value \$ 256,300.00

1/2 = 128,150.00

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 Value

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print Hector Perez Mora

Unattested _____
(verified by)

Signature [Handwritten Signature]
(Grantor/Grantee/Owner/Agent) circle one

