

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
William Ruano Palacios

103 HEATHER LN  
PELHAM, AL 35124

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Twelve Thousand And No/100 Dollars (\$12,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, H & L Properties, LLC, an Alabama Limited Liability Company, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto William Ruano Palacios (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Begin at the Southwest corner of Lot 60 Lake Forest Sixth Sector as recorded in Map Book 36, Page 35B, in the Office of the Judge of Probate Shelby County, Alabama; thence run in a Northerly direction along the West line of Lots 60 and 59 of said Subdivision for a distance of 263.02 feet to the Northwest corner of said Lot 59; thence continue in a northerly direction along the West line of Lot 58 of said Subdivision for a distance of 15.38 feet; thence turn a deflection angle to the left of 87 degrees, 00 minutes, 00 seconds and run in a Westerly direction for a distance of 330.00 feet to a point on the Easterly right of way of Shelby County Road #17; thence turn a deflection angle to the left of 79 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction along the Easterly right of way line of said road for a distance of 211.64 feet; thence turn a deflection angle to the left of 91 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction for a distance of 390.56 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on December 19, 2012.

H & L Properties, LLC, an Alabama limited liability company

BY: Luis Antonio Murcia Jr  
Luis Antonio Murcia, Jr., Managing Member

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Luis Antonio Murcia, Jr., whose name as Managing Member of the H & L Properties, 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 Managing Member and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal on the 19th day of December, 2012.

Cassy Lee Ann Dailey  
Notary Public  
Commission Expires:



20121226000489880 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
12/26/2012 07:30:45 AM FILED/CERT

Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name H & L Properties, LLC

Mailing Address 1524 Chatham Court  
Alabaster, AL 35007

Grantee's Name William Ruano Palacios

Mailing Address

109 Heather Lane  
Vestham, AL 35124

Property Address 1524 Chatham Court  
Alabaster, AL 35007

Date of Sale December 19, 2012

Total Purchase Price \$12,000.00

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 - H & L Properties, LLC, 1524 Chatham Court, Alabaster, AL 35007.

Grantee's name and mailing address - William Ruano Palacios, , .

Property address - 1524 Chatham Court, Alabaster, AL 35007

Date of Sale - December 19, 2012.

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 with 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: December 19, 2012

Sign

  
Agent



20121226000489880 2/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
12/26/2012 07:30:45 AM FILED/CERT