


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

SEND TAX NOTICE TO:
Mario Vera Ruiz
~~818 Park Road~~
~~Abolster AL 35007~~
120 Big Oak Drive
Maylene, AL 35114


20121226000490070 1/2 \$89.00
Shelby Cnty Judge of Probate, AL
12/26/2012 07:31:04 AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seventy-Four Thousand And No/100 Dollars (\$74,000.00) 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 Mario Vera Ruiz (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**:

Lot 1, according to the Map and Survey of Ironwood, First Addition, as recorded in Map Book 32, Page 89, in the Office of the Judge of Probate of Jefferson County, Alabama.

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 12, 2012.

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

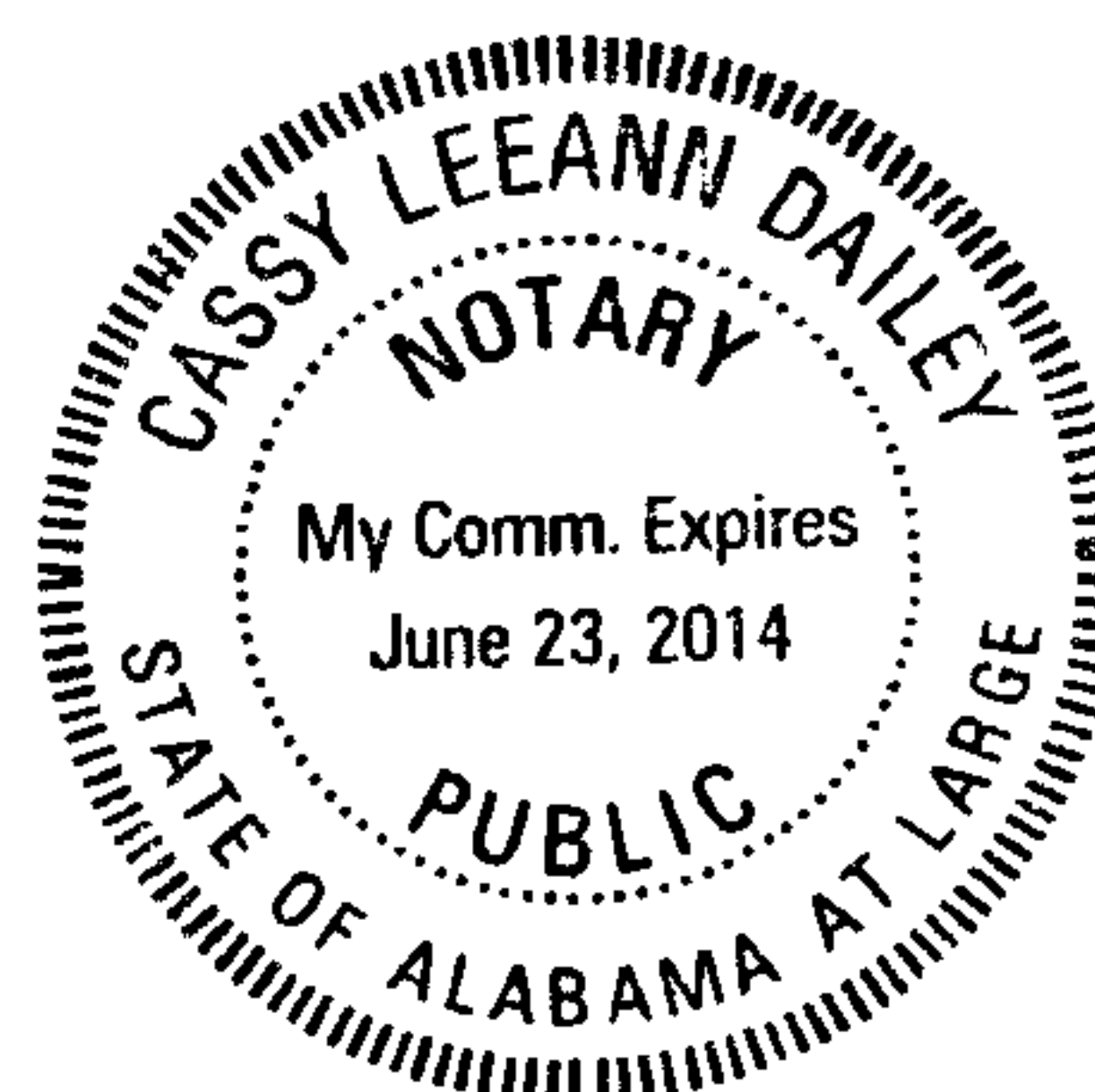
BY: Luis Antonio Murcia Jr
Luis Antonio Murcia, Jr., Managing Member

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 12th day of December, 2012.

Cassy LeeAnn Dailey
Notary Public
Commission Expires:



Shelby County, AL 12/26/2012
State of Alabama
Deed Tax: \$74.00

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, an Alabama
limited liability company

Grantee's Name Mario Vera Ruiz

Mailing Address 313 Park Road
Alabaster, AL 35007

Mailing Address 126 Big Oak Dr
Mayfield, AL 35114

Property Address 313 Park Road
Alabaster, AL 35007

Date of Sale December 12, 2012

Total Purchase Price \$74,000.00

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

☐ 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 - H & L Properties, LLC, an Alabama limited liability company, 313 Park
Road, Alabaster, AL 35007.

Grantee's name and mailing address - Mario Vera Ruiz, , .

Property address - 313 Park Road, Alabaster, AL 35007

Date of Sale - December 12, 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 12, 2012

Sign Cathy DeAnn Dailey
Agent



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