

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, AL 35209

GRANTEE'S ADDRESS:
Luis Eduardo Bajo
5305 Meadow Garden Lane
Birmingham, Alabama 35242

STATE OF ALABAMA)
 GENERAL WARRANTY DEED
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SIXTY THREE THOUSAND FIVE HUNDRED and NO/100 (\$263,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Gene Borgosz and his wife, Janice Borgosz, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Luis Eduardo Bajo (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 14, in Block 1, according to the Survey of Sunny Meadows, Phase Two as recorded in Map Book 8, Page 19 A & B in the Probate Office of Shelby County, Alabama.

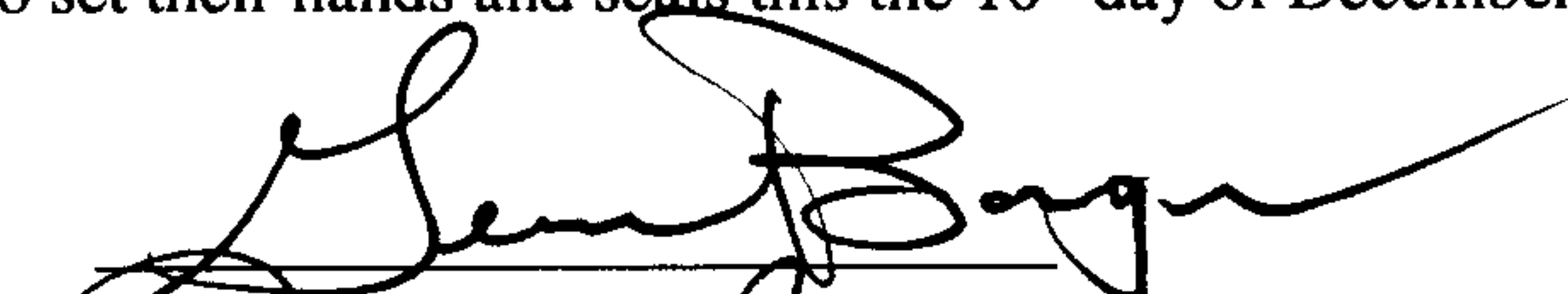
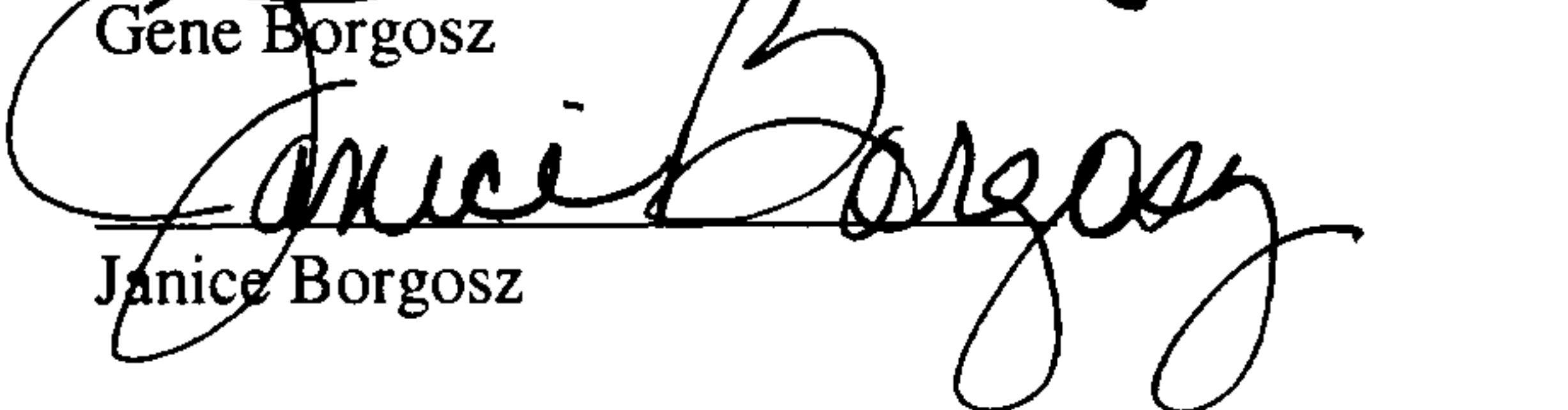
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$250,325.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

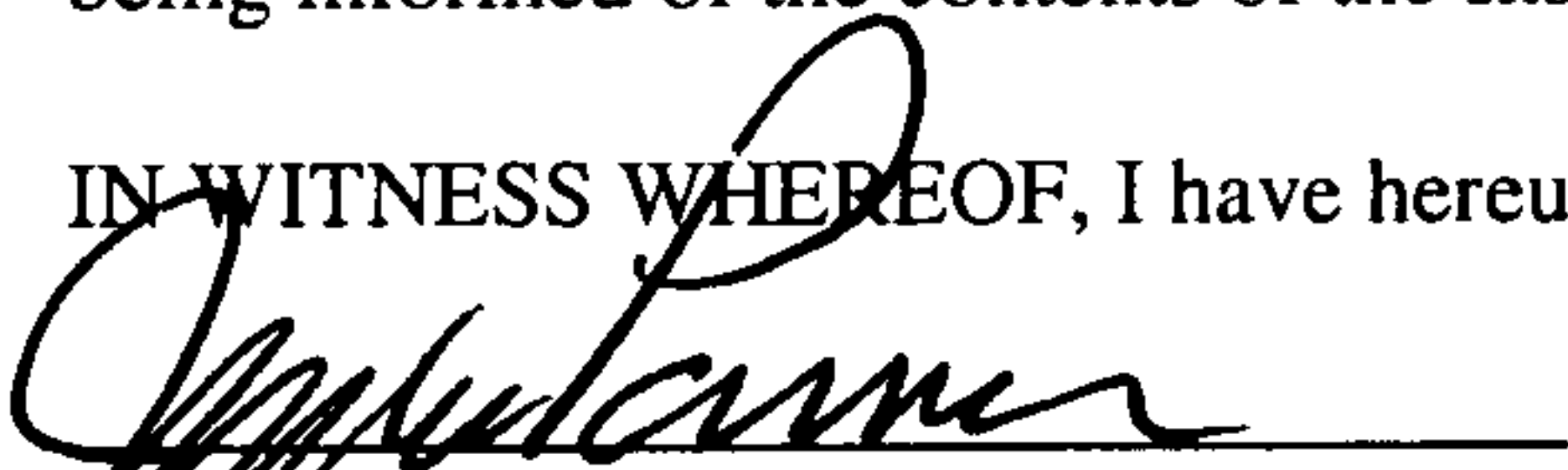
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 10th day of December, 2012.



Gene Borgosz

Janice Borgosz

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gene Borgosz and Janice Borgosz, 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 the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of December, 2012.


Jeff W. Parmer
NOTARY PUBLIC
My Commission Expires: 09/22/2012


20121226000490850 1/2 \$28.50
Shelby Cnty Judge of Probate, AL
12/26/2012 10:49:45 AM FILED/CERT

Shelby County, AL 12/26/2012
State of Alabama
Deed Tax: \$13.50

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Gene Borgosz
Janice Borgosz
2701 Pelham Hwy.
Pelham, AL 35124

Grantee's Name
Mailing Address

Luis Eduardo Bajo
5305 Meadow Garden
Birmingham, AL Lane
35242

Property Address

5305 Meadow Garden
Birmingham, Lane
AL 35242

Date of Sale

12/10/12

Total Purchase Price \$

263,500.00

or

Actual Value

\$

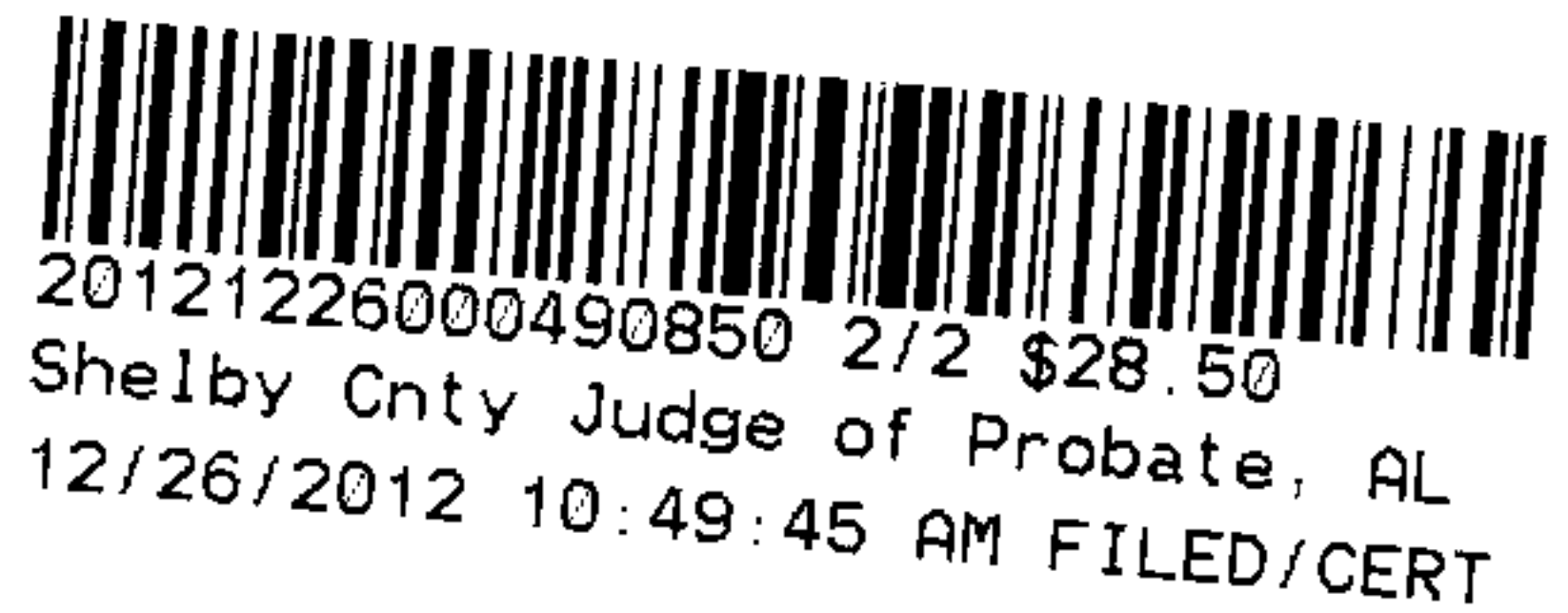
or

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

12/21/12

Print

Jeff W. Palmer

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one