


PURCHASER'S ADDRESS:

Bobbie J. Bowman  
3920 Greenside Terrace  
Hoover, Alabama 35226

This instrument prepared by:  
Aaron B. Thomas  
Spain & Gillon, L.L.C.  
2117 Second Avenue North  
Birmingham, Alabama 35203

  
20130212000060960 1/3 \$138.00  
Shelby Cnty Judge of Probate, AL  
02/12/2013 11:24:03 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Thousand and no/100 Dollars (\$120,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Marion J. Marquez, Jr. and wife, Samelia A. Marquez** (herein referred to as "Grantors") do grant, bargain, sell and convey unto **Bobbie J. Bowman** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 217, according to the Survey of Phase Two - Hidden Creek, III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.

Property Address: 301 Hidden Creek Trail, Pelham, Alabama 35124

Subject to:

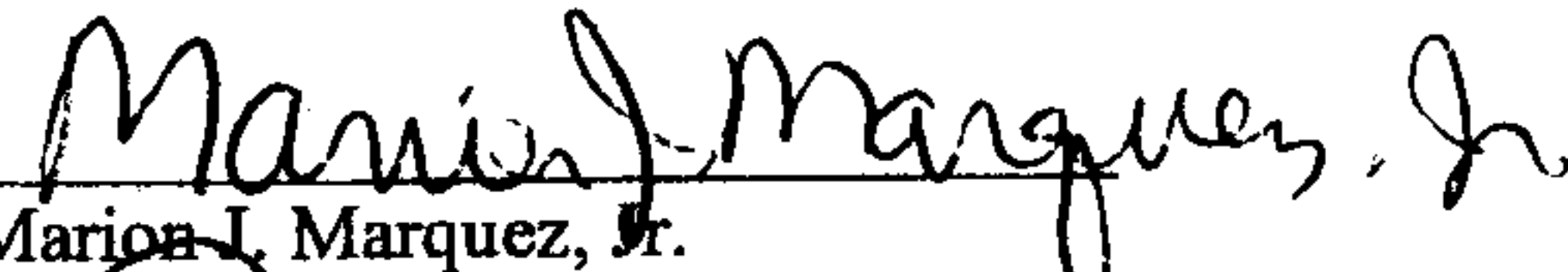
1. 2013 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

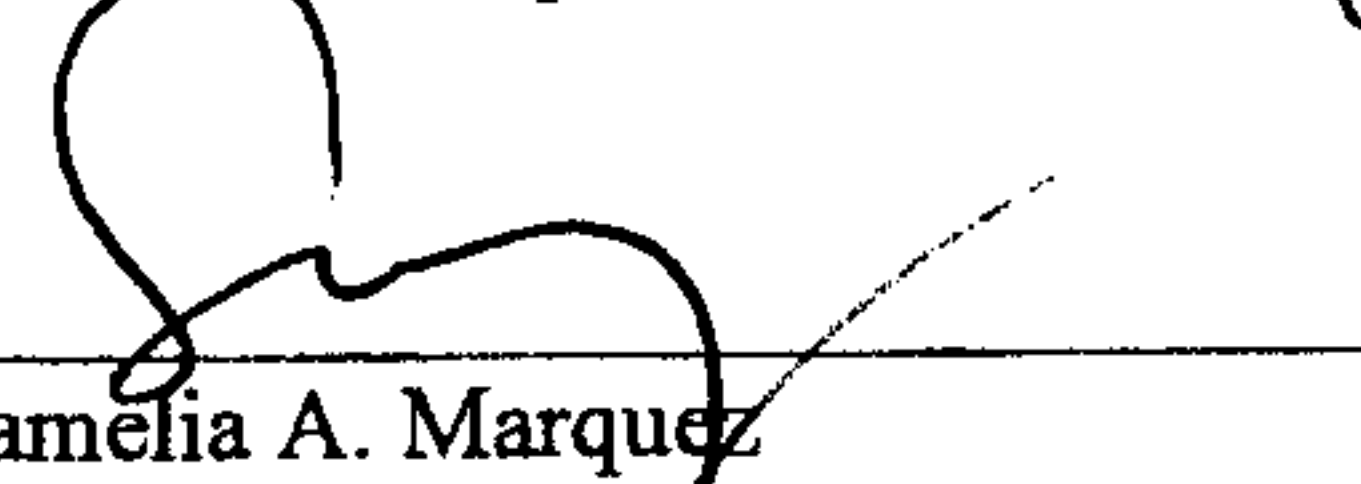
TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

Shelby County, AL 02/12/2013  
State of Alabama  
Deed Tax: \$120.00

And we do for ourselves and for our heirs, executors, and assigns covenant with the said Grantee, her heirs, executors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 31st day of January, 2013.

  
Marion J. Marquez, Jr.

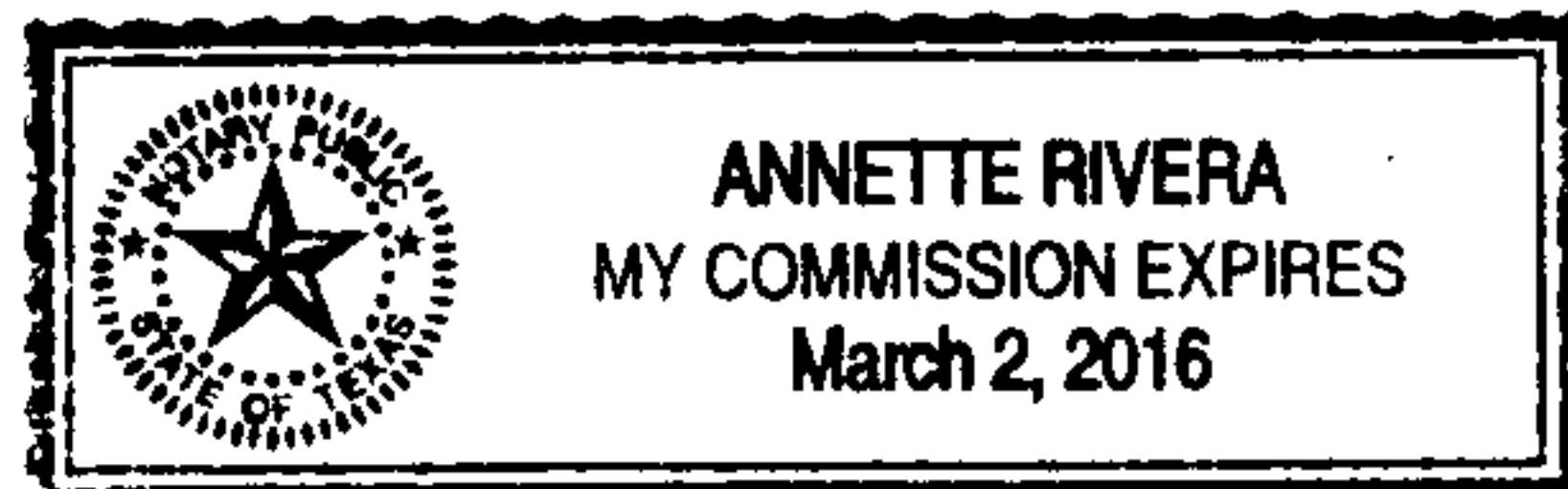
  
Samelia A. Marquez

Seller's Address:  
417 Holly Branch Lane  
Kemah, Texas 77565

STATE OF *Texas* )  
COUNTY OF *Harris* )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marion J. Marquez, Jr. and Samelia A. Marquez, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 31<sup>st</sup> day of January, 2013.



  
Notary Public  
My Commission Expires:



# Real Estate Sales Validation Form

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

Grantor's Name Maclean J. Marquez Jr.  
Mailing Address Samelia A. Marquez  
417 Holly Branch Lane  
Remah, Texas 77565

Grantee's Name Bobbie J. Bowman  
Mailing Address 3920 Greenside Terrace  
Hoover, AL 35226

Property Address 301 Hidden Creek Trail  
Prichard, AL 35124

Date of Sale 1-31-2013

Total Purchase Price \$ 120,000.00

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

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 1-31-13

Print

Alison Thomas, Closing Attorney

Sign

Alison Thomas

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1