


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20130402000135960 1/3 \$68.00
Shelby Cnty Judge of Probate, AL
04/02/2013 12:28:42 PM FILED/CERT

Send Tax Notice to:
Maria E. Del Rio
4189 Plantation Place
Helena AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SEVENTY THOUSAND DOLLARS AND ZERO CENTS (\$170,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lisa Carden and M. Kenneth Carden, Wife and Husband**, grant, bargain, sell and convey unto Maria E. Del Rio and Michael P Holland, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 3, according of Old Plantation Addition to Plantation South, as recorded in Map Book 30, Page 87, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

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

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$120,000.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Shelby County, AL 04/02/2013
State of Alabama
Deed Tax: \$50.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of March, 2013.

Lisa Carden
Lisa Carden

M. Kenneth Carden
M. Kenneth Carden

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lisa Carden**, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of February 2013.

Notary Public

My Commission Expires:
**My Commission Expires
November 4, 2013**

STATE OF Tennessee
COUNTY OF Davidson

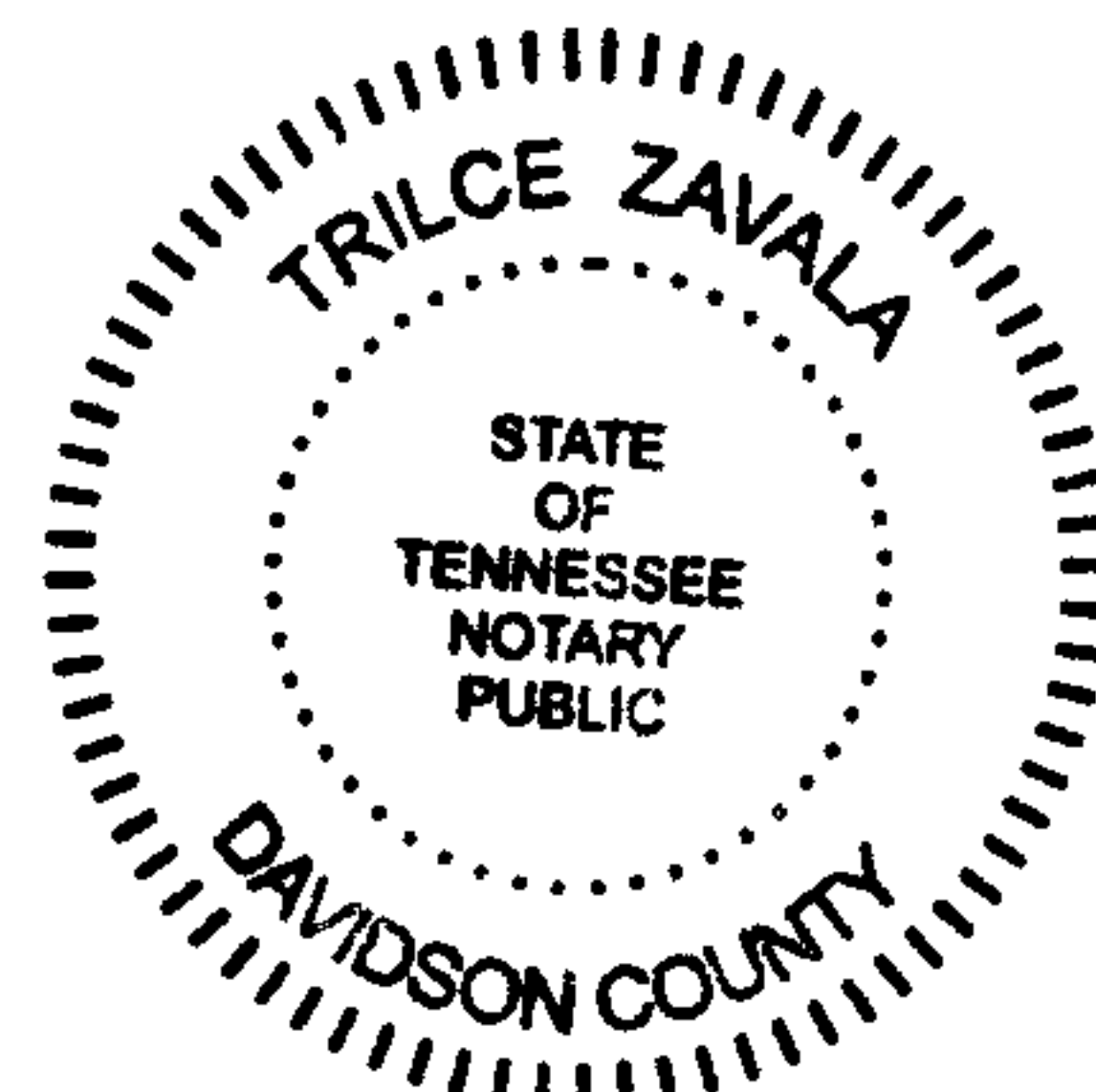
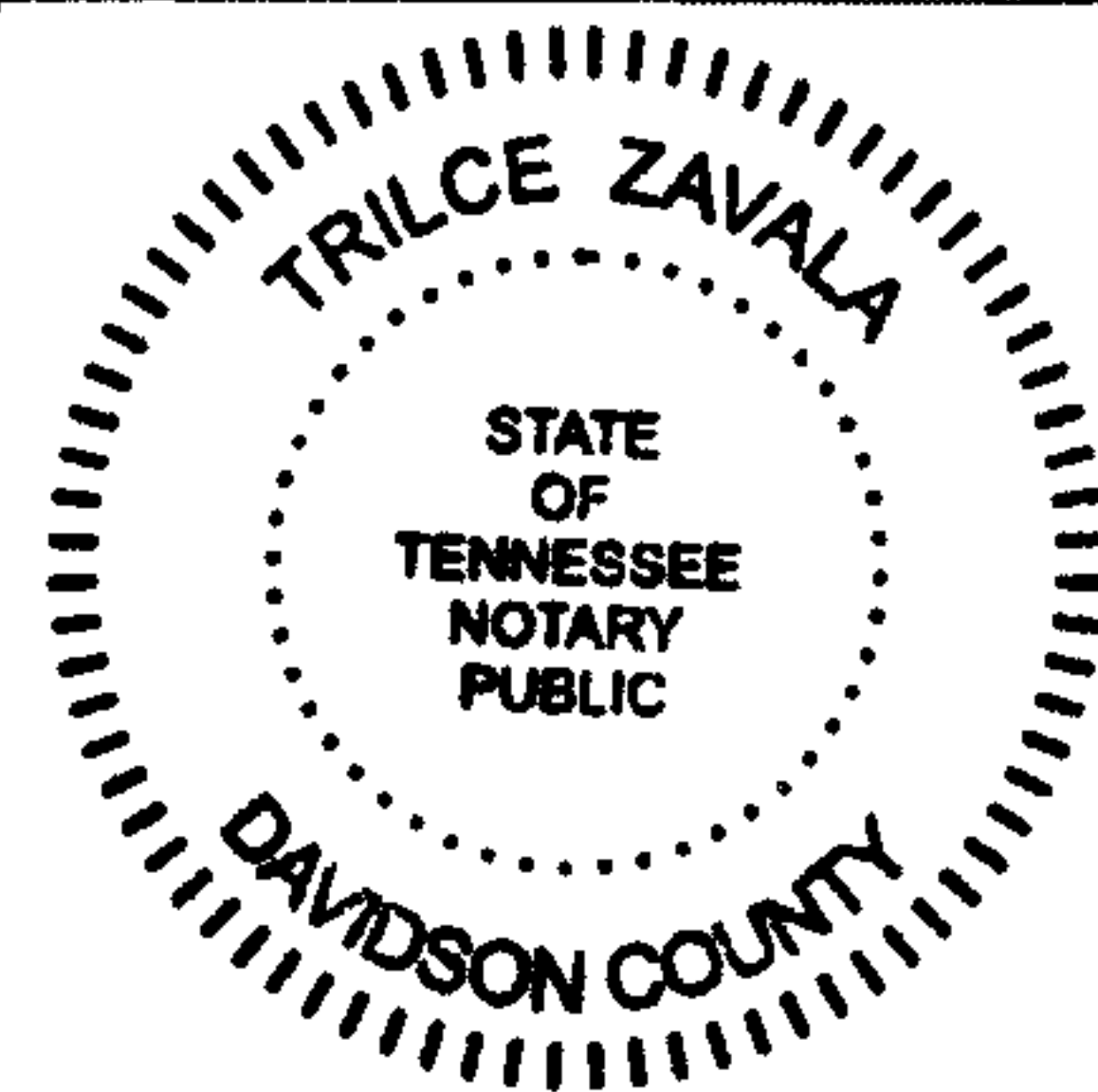
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **M. Kenneth Carden**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of February 2013.

Notary Public

My Commission Expires:
**My Commission Expires
November 4, 2013**

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Real Estate Sales Validation Form

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

Grantor's Name Lires
Mailing Address 6 Penn Center West
Pittsburgh PA 15276

Grantee's Name Maria E Del Rio
Mailing Address 4189 Plantation Pl
Helena AL 35080

Property Address 4189 Plantation Pl
Helena AL
35080

Date of Sale 3-28-13
Total Purchase Price \$ 170,000.00
Or
Actual Value \$ _____
Or
Assessors 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 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 _____

____ Unattested _____
(verified by)

Print Maria Del Rio
Sign Maria Del Rio
(Grantor Grantee Owner/Agent) circle one

