

Rai Settlement Solutions, LLC
3595 Grandview Parkway
Suite 600
Birmingham, Alabama 35243

Send tax notice to:

Marisol Garcia

Jorge A. Chavero

178 Saint Charles Drive

Helena, AL 35080

NTC1300128

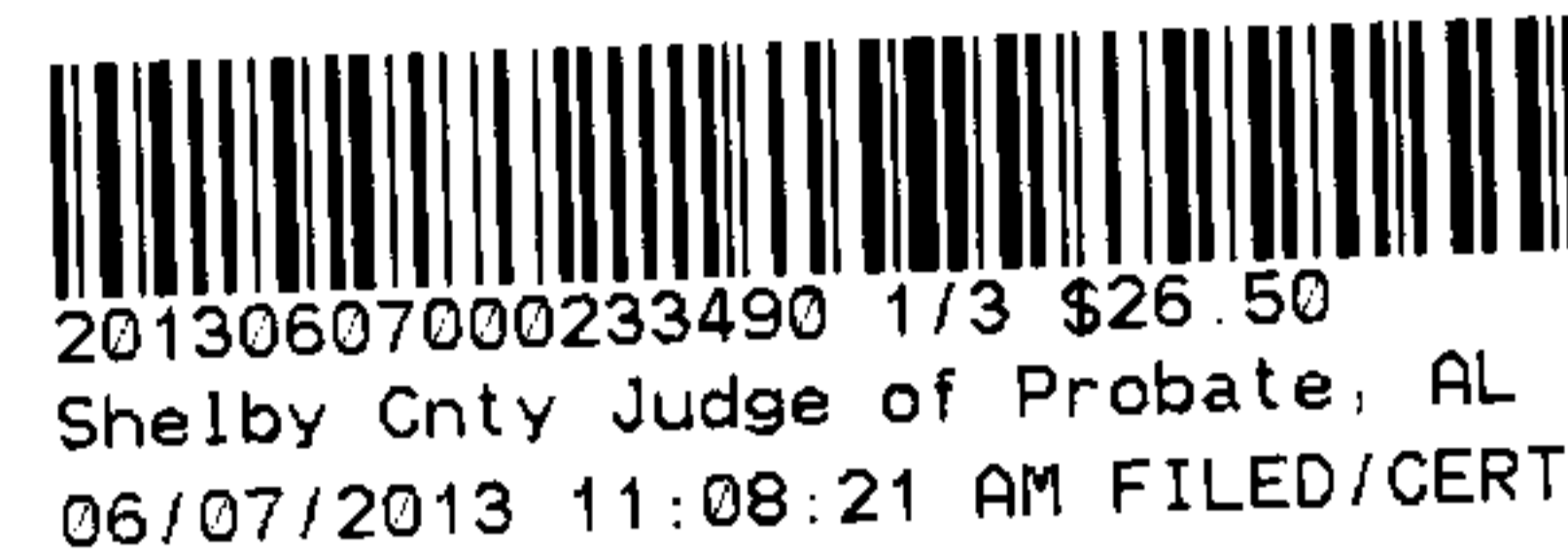
This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama
County of Shelby



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Four Thousand and 00/100 Dollars (\$144,000.00) in hand paid to the undersigned **Darlene Sullivan Bond and Stephen K. Bond, wife and husband** (hereinafter referred to as "Grantors"), by **Marisol Garcia and Jorge A. Chavero** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector Three, as recorded in Map Book 20, Page 39, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$135,624.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.


The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/07/2013
State of Alabama
Deed Tax: \$8.50

IN WITNESS WHEREOF, Grantors Darlene Sullivan Bond and Stephen K. Bond have hereunto set their signatures and seals on May 24, 2013.

Darlene Sullivan Bond
Darlene Sullivan Bond

Stephen K. Bond
Stephen K. Bond

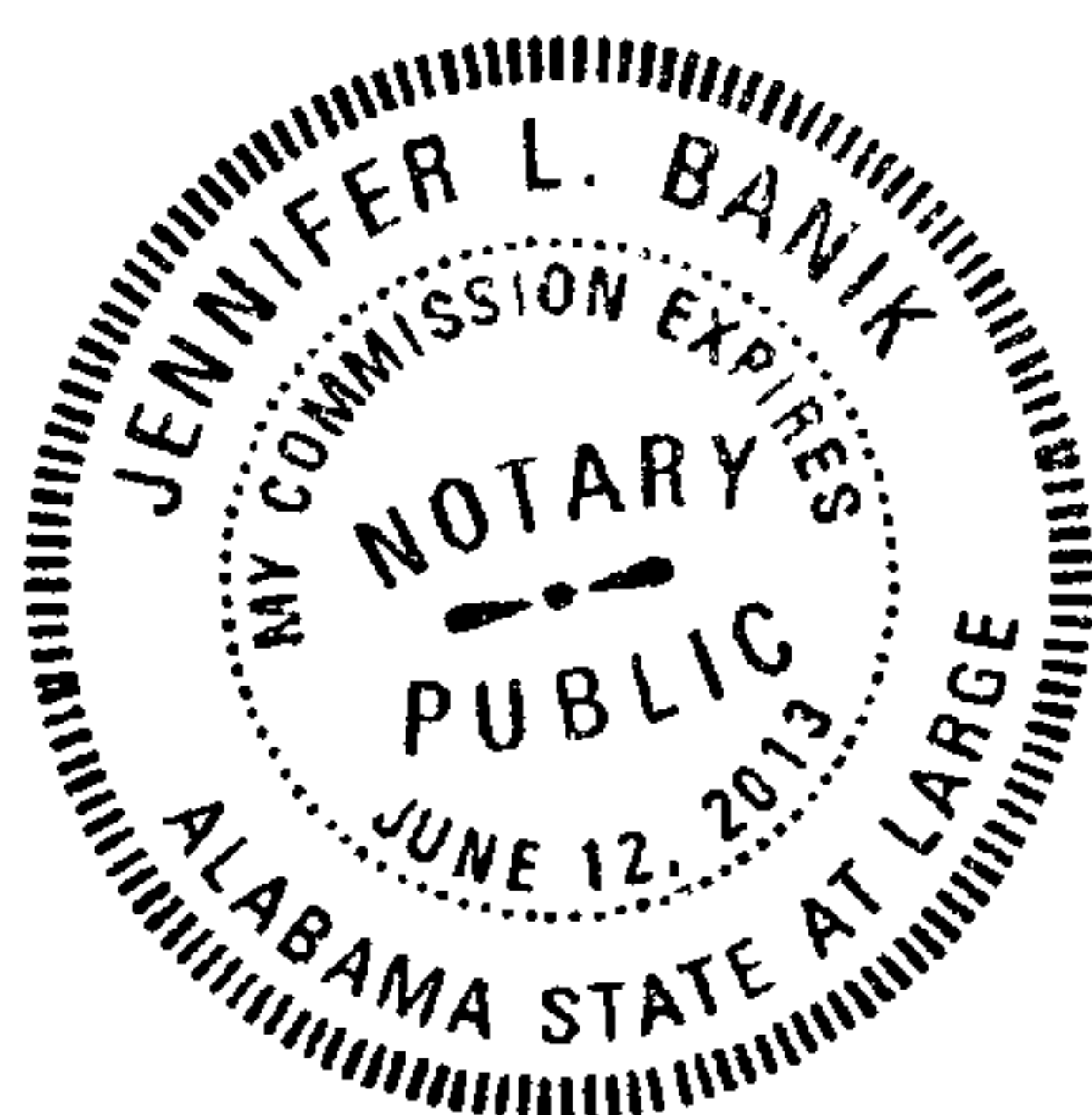

20130607000233490 2/3 \$26.50
Shelby Cnty Judge of Probate, AL
06/07/2013 11:08:21 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darlene Sullivan Bond and Stephen K. Bond, wife and husband whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of May 2013.

(NOTARIAL SEAL)



Jennifer L. Banik
Notary Public
Print Name:
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 Darlene Sullivan Bond
Mailing Address Stephen K. Bond
5141 Weatherford Dr
Birmingham, AL 35242

Grantee's Name Marisol Garcia
Mailing Address Jorge A. Cravero
178 Saint Charles Dr
Helena, AL 35080

Property Address 178 St. Charles Dr.
Helena, AL 35080

Date of Sale 5-24-13
Total Purchase Price \$ 144,000.00



Shelby Cnty Judge of Probate, AL
06/07/2013 11:08:21 AM FILED/CERT

Actual Value \$ _____

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 5-24-13

Print JULIA BOND

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one