

RECORDING REQUESTED BY:
DIVERSIFIED SETTLEMENT SERVICES
1206 VETERANS HIGHWAY
BRISTOL, PA 19007

PREPARED BY:
LYNN BYRD, ATTORNEY AT LAW
29 PINEVILLE ROAD
MONROEVILLE, AL 36461

SEND TAX MESSAGE TO:
100 W. OGLETHORPE AVENUE
SAVANNAH, GA 31401

FILE NO. AL40819


20130610000237730 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/10/2013 03:26:04 PM FILED/CERT

WARRANTY DEED

For good consideration in the amount of One Hundred Eighty One Thousand Eight Hundred Forty Seven Dollars and 35/100 (\$ 181,847.35), I (we) **JOSE J. RODRIGUEZ AND AMY M. RODRIGUEZ, HUSBAND AND WIFE**, whose mailing address is 2333 SOUTHEAST OAKWOOD DRIVE, TOPEKA, KS 66605, hereby bargain, deed and convey to **UNITED STATES OF AMERICA AND ITS ASSIGNS, ACTING BY AND THROUGH, THE US ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT**, WITH AN ADDRESS OF 100 W. OGLETHORPE AVENUE, SAVANNAH, GA 31401, the following described land in SHELBY County, free and clear with WARRANTY COVENANTS; to wit:

LOT 25, ACCORDING TO THE SURVEY OF PARK FOREST, 7TH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 19, PAGE 169, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL NUMBER: 23 8 27 0 000 002.074

BEING THE SAME PREMISES WHICH JOSEPH F. WIEST AND CAROL A. WIEST, HUSBAND AND WIFE, BY DEED DATED APRIL 29, 2005, AND RECORDED MAY 10, 2009, IN THE SHELBY COUNTY RECORDER OF DEEDS OFFICE, AS INSTRUMENT NO. 20050510000222350 GRANTED AND CONVEYED UNTO JOSE J. RODRIGUEZ AND AMY M. RODRIGUEZ, HUSBAND AND WIFE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, IN FEE SIMPLE.

Grantor, for itself and its heirs, hereby covenants with Grantee, its assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and the Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, and its assigns, against every person lawfully claiming the same or any part thereof.

The acquiring Federal Agency is the US Army Corps of Engineers.

SUBJECT TO existing easements for public roads and highways, utilities, railroads and pipelines.

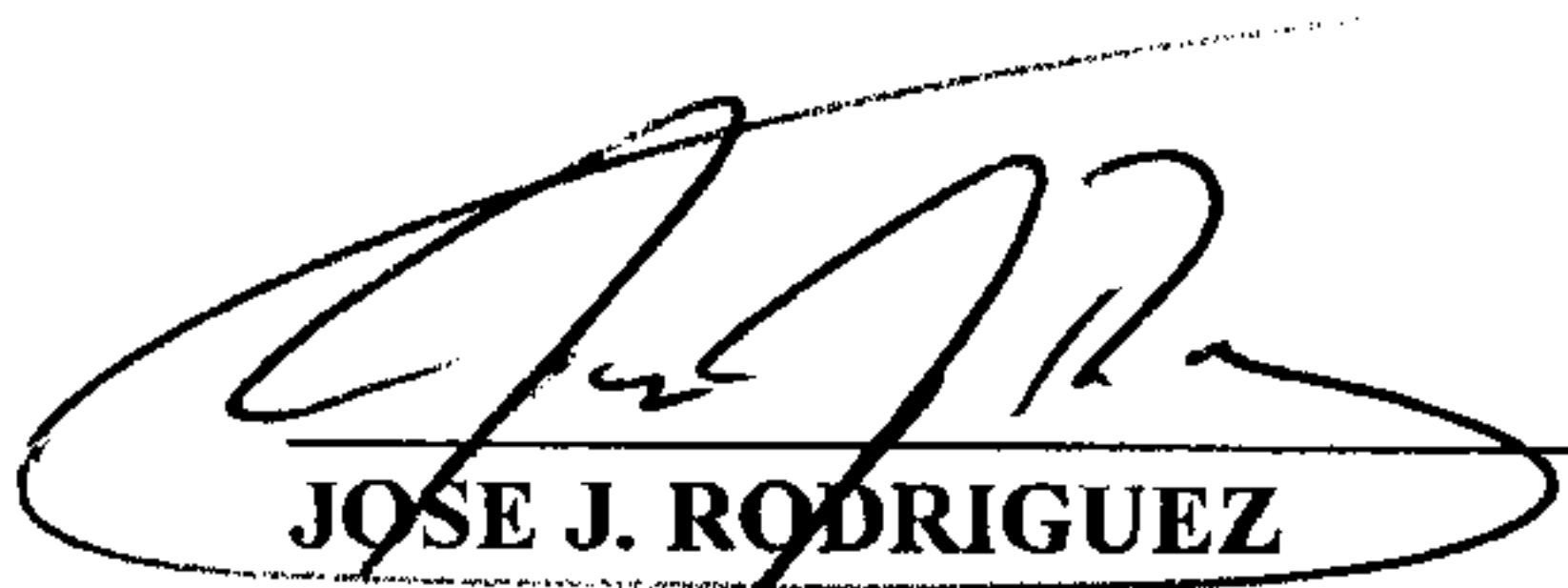
TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

TOGETHER WITH title to all alleys, streets, ways, strips or gores abutting or adjoining the property that are of record.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

THIS CONVEYANCE MADE SUBJECT to all easements, and buildings or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

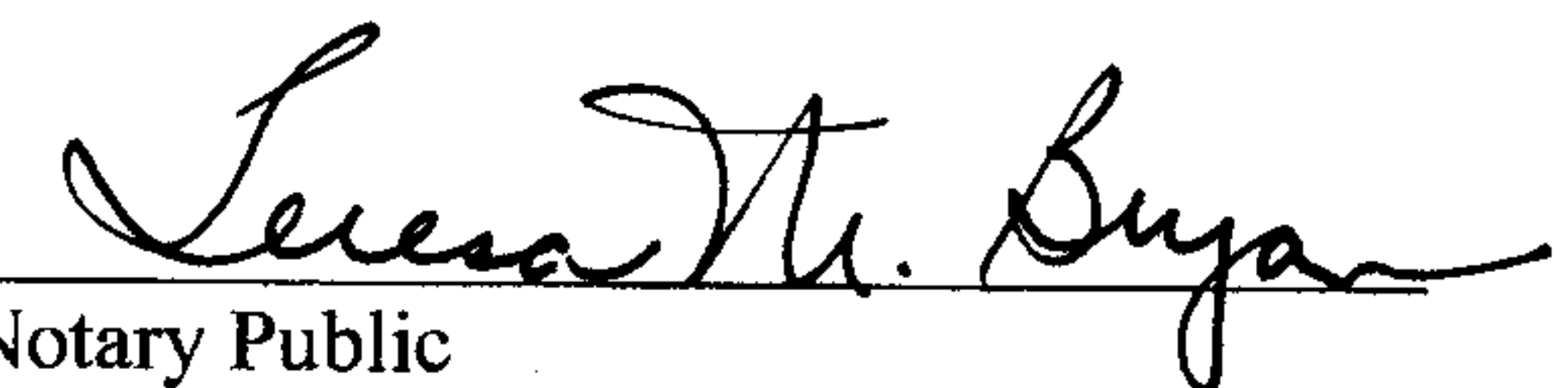
WITNESS the hands and seal of said Grantor(s) this 28th day of MAY, 2013.


JOSE J. RODRIGUEZ


AMY M. RODRIGUEZ

STATE OF ~~ALABAMA~~ Kansas)
COUNTY OF Shawnee) SS.

I, Teresa M. Bryan, a Notary Public, hereby certify that **JOSE J. RODRIGUEZ AND AMY M. RODRIGUEZ**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 28th day of May, 2013.


Notary Public




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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 Jose J. Rodriguez & Amy M
Mailing Address 2333 SE Oakwood Drive
Topeka, KS 66605

Grantee's Name United States of America
Mailing Address 100 W. Oglethorpe Avenue
Savannah, GA 31401

Property Address 153 Grove Hill Drive
Alabaster, AL 35007

Date of Sale 5/28/13
Total Purchase Price \$ 181,847.35

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 5/28/13

Print Jose J. Rodriguez

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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