

Send tax notice to:
DOMINGO NEGRON-VEGA
204 HILLCREST DRIVE
MONTEVALLO, AL, 35115


This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2013452

Shelby COUNTY

WARRANTY DEED


20130913000372390 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/13/2013 12:15:25 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty Thousand Ninety-Five and 00/100 Dollars (\$150,095.00) in hand paid to the undersigned, ADAMS HOMES, LLC, A LIMITED LIABILITY COMPANY (hereinafter referred to as "Grantor") by DOMINGO NEGRON-VEGA and MASSIEL PINERO RIVERA, HUSBAND AND WIFE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 204, THE LAKES AT HIDDEN FOREST PHASE 2, ACCORDING TO THE PLOT THEREOF, RECORDED IN MAP BOOK 37, PAGE 122 A&B, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. BUILDING SETBACK LINE OF 25 FEET FROM HILLCREST DRIVE, 25 FEET FROM THE REAR AND 7 FEET RESERVED FROM EACH SIDE, AS SHOWN ON PLAT.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN INST. NO. 20070117000024840, IN PROBATE OFFICE.
4. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 37, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INST. NO. 20070117000024840, INST. NO. 20061120000567220, AND INST. NO. 20051102000570720, IN PROBATE OFFICE.

\$147,375.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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.

IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES, LLC, by WAYNE L. ADAMS its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 3rd day of September, 2013.

ADAMS HOMES, LLC

By: _____

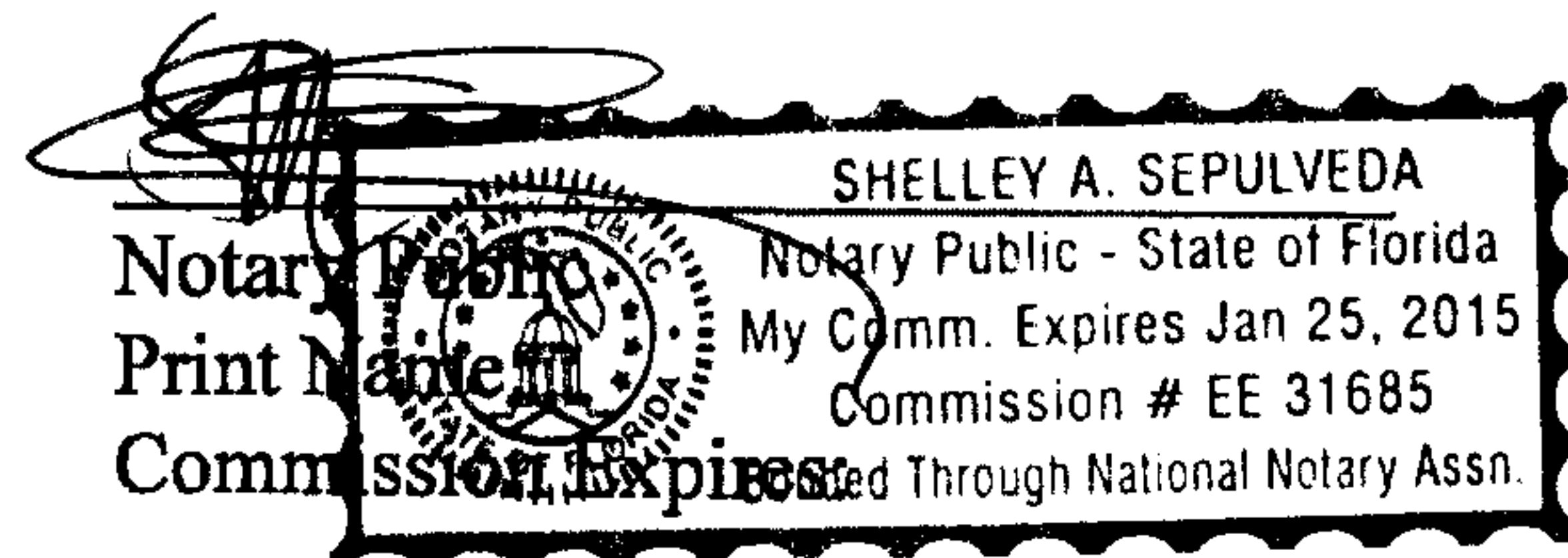
WAYNE L. ADAMS

ITS MANAGING MEMBER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WAYNE L. ADAMS, whose name as MANAGING MEMBER of ADAMS HOMES, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 3rd day of September, 2013.



Real Estate Sales Validation Form

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

Grantor's Name Adams Homes
Mailing Address 3000 Gulf Breeze Pkwy
Gulf Breeze FL 32563

Grantee's Name Domingo Negron-Vega
Mailing Address 204 Hillcrest Dr
Montevallo AL 35115

Property Address 204 Hillcrest Dr
Montevallo AL 35115

Date of Sale 9-3-13
Total Purchase Price \$ 150,095

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 9-3-13

Print Domingo Negro Vega

☐ Unattested

Sign Domingo Negro Vega
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3 DAY OF Sept, 2013.

Notary Public



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