

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Gustavo Villanueva
648 Cahaba Manor Drive
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ninety-Seven Thousand and 00/100 Dollars (\$97,000)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Patricia Hall Flurry, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Gustavo Villanueva, Guillermo Villanueva and Miriam Villanueva

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 92, also the Northerly 0.9 feet of Lot 93, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Office of the Judge of Probate of Shelby County, Alabama.

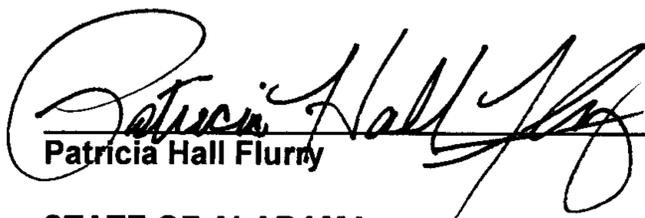
\$95,243 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to: (1) 2013 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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.

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

IN WITNESS WHEREOF, I have set my hand and seal, this **27th day of September, 2013.**

 (Seal)
Patricia Hall Flurry

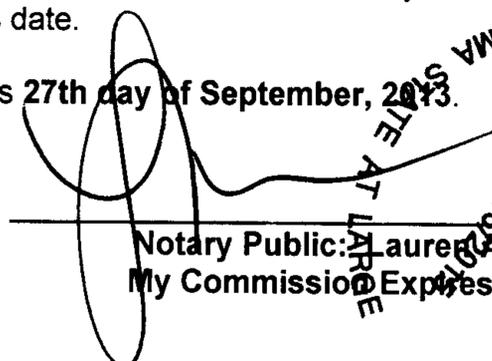

20131007000401810 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
10/07/2013 12:49:52 PM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Patricia Hall Flurry** 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 **27th day of September, 2013.**

Shelby County, AL 10/07/2013
State of Alabama
Deed Tax: \$2.00


Notary Public: **Lauren Ashley Baum**
My Commission Expires: **06/06/2015**

ALABAMA STATE AT LARGE
Expires: 6/6/2015
Notary Public
LAUREN ASHLEY BAUM

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **Patricia Hall Flurry** Date of Sale: **September 27th, 2013**

Mailing Address: **648 Cahaba Manor Drive
Pelham, Alabama, 35124**

Total Purchase Price: **\$97,000**

Or

Property Address: **648 Cahaba Manor Drive
Pelham, Alabama, 35124**

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Gustavo Villanueva**

Grantee Name: **Miriam Villanueva and Guillermo Villanueva**

Mailing Address: **648 Cahaba Mano Drive
Pelham, AL, 35124**

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

Appraisal

Sales Contract

Other _____

Closing Statement

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 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: **September 27th, 2013**

Print: _____

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one

X

X



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