

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Mario Vera Ruiz
291 Keeler's Mill Road
Montevallo, AL 35115

WARRANTY DEED

20131220000486600 1/3 \$305.00
Shelby Cnty Judge of Probate, AL
12/20/2013 11:34:38 AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Hundred Eighty Five Thousand dollars and Zero cents (\$285,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Janet Kay Roycroft, a Single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mario Vera Ruiz (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 19th day of December, 2013.

(SEAL)

Janet Kay Roycroft (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Shelby County, AL 12/20/2013
State of Alabama
Deed Tax: \$285.00 (SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Janet Kay Roycroft 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2013.

My Commission Expires: 10-4-16

Notary Public


EXHIBIT A

Lot 1, according to the survey of Keeler's Mill Estates, being recorded in Map Book 25, Page 35 A, B, & C, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

Part of Lot 1, Keeler's Mill Estates, being recorded in Map Book 25, Page 35 A, B, & C, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the NE Corner of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama; thence S89°12'06"W, a distance of 117.78'; thence S00°14'08"E, a distance of 497.69' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 498.09'; thence N50°38'23"E, a distance of 287.23'; thence N23°29'12"W, a distance of 331.82'; thence N82°48'18"W, a distance of 92.61' to the POINT OF BEGINNING.


20131220000486600 2/3 \$305.00
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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 Janet Kay Roycroft Grantee's Name Mario Vera Ruiz
Mailing Address 3857 Village Center Mailing Address 120 Bay Lake Drive
Hoover, AL 35226 Maylene, AL 35114
Property Address 291 Keeler's Mill Rd Date of Sale 12-19-13
Montevallo, AL 35115 Total Purchase Price \$ 285,000.00
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 ☐ 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 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 12/19/13 Print Janet F. Parn
Unattested _____ Sign Janet F. Parn
(verified by) (Grantor/Grantee/Owner/Agent) circle one

