


This instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Maximo Dominguez
425 Chase Plantation Parkway
Hoover, AL 35244

GENERAL WARRANTY DEED


20140227000053480 1/2 \$48.00
Shelby Cnty Judge of Probate, AL
02/27/2014 11:58:37 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-Five Thousand And No/100 Dollars (\$155,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Ronald M. Gathings, married, and Wendell D. Gathings, unmarried, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Maximo Dominguez (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 25, according to the Survey of Chase Plantation 4th Sector, as recorded in Map Book 9, Pages 156 A & B, in the Probate Office of Shelby County, Alabama.

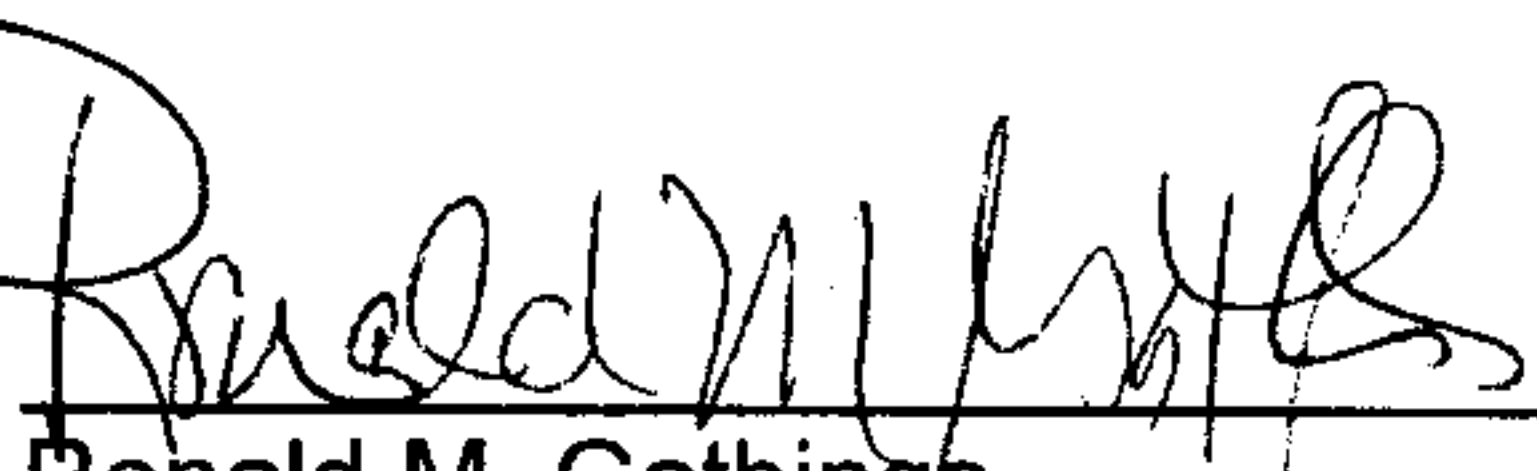
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Twenty-Four Thousand And No/100 Dollars (\$124,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

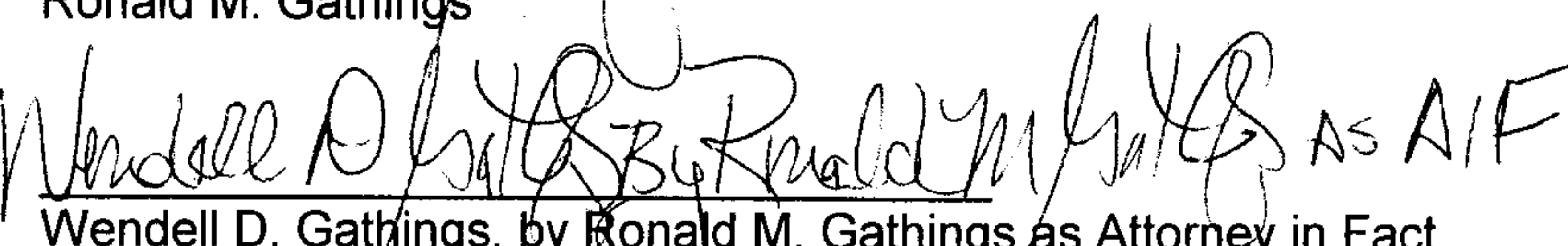
The subject property does not constitute the homestead of Ronald M. Gathings, Grantor, nor his spouse.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 10, 2014.



Ronald M. Gathings



Wendell D. Gathings, by Ronald M. Gathings as Attorney in Fact

Shelby County, AL 02/27/2014
State of Alabama
Deed Tax: \$31.00

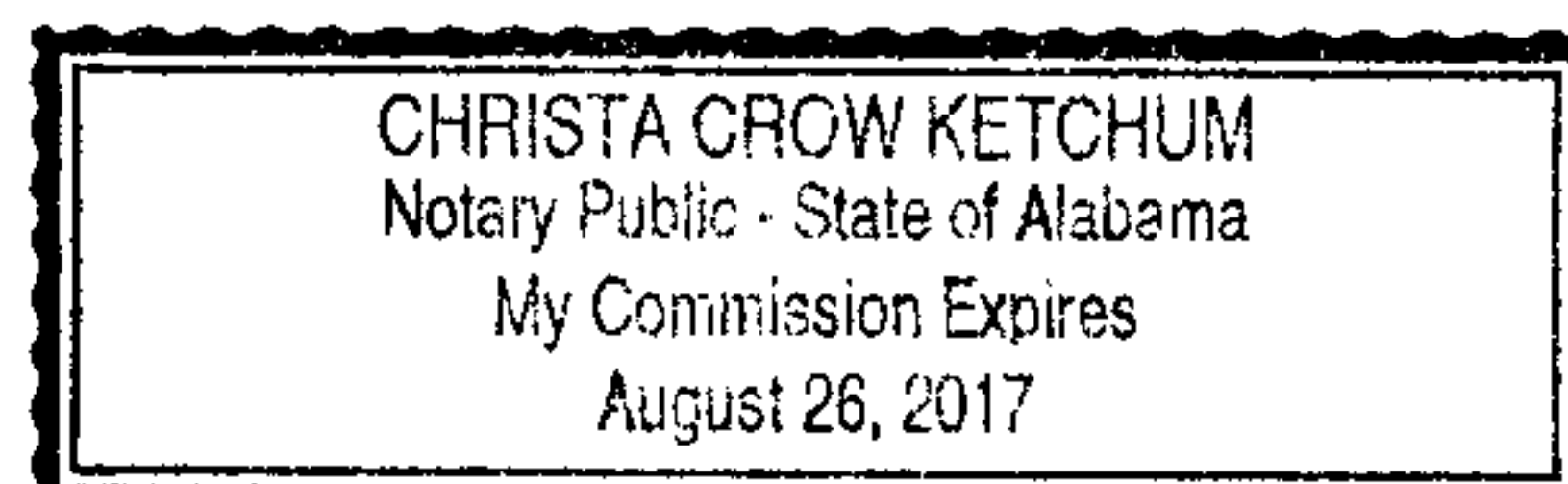
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Ronald M. Gathings, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 10th day of February, 2014.



Notary Public



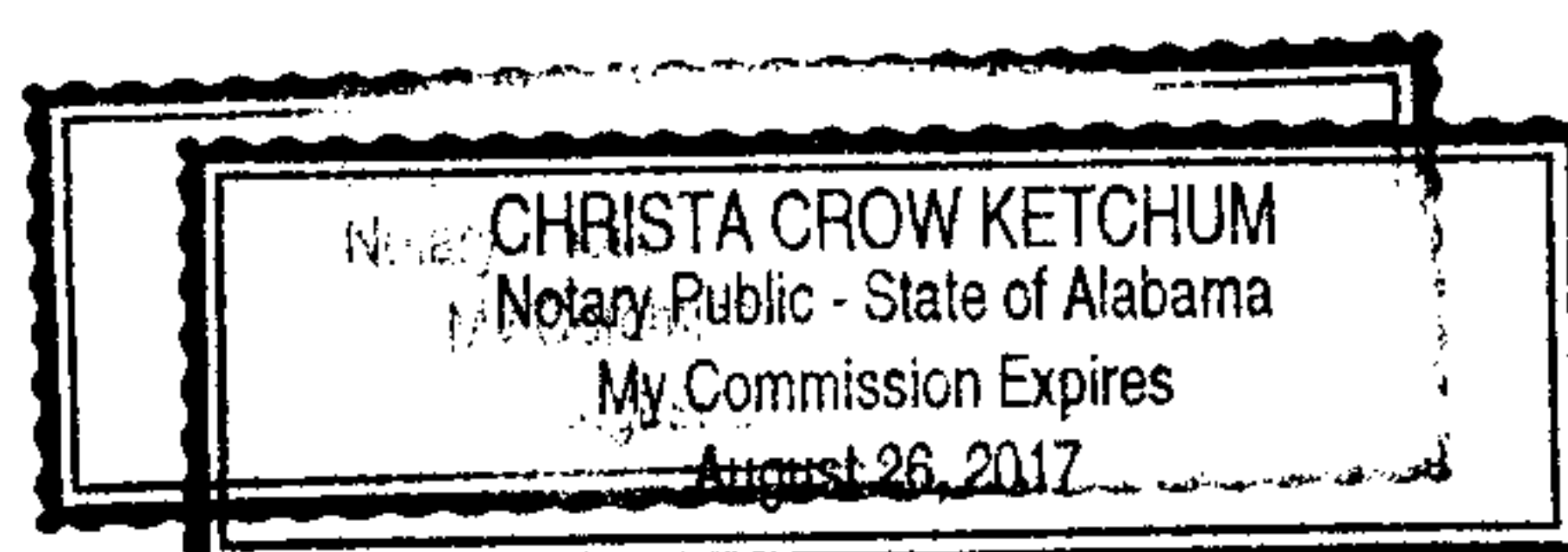
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Ronald M. Gathings, whose name as Attorney in Fact for Wendell D. Gathings, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 10th day of February, 2014.



Notary Public



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Ronald M. Gathings and Wendell D. Gathings	Grantee's Name	Maximo Dominguez
Mailing Address	425 Chase Plantation Parkway Hoover, AL 35244	Mailing Address	3333 Shallowford Road Birmingham, AL 35216-4242

Property Address	425 Chase Plantation Parkway Hoover, AL 35244	Date of Sale	February 10, 2014
		Total Purchase Price	\$155,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Ronald M. Gathings and Wendell D. Gathings, 425 Chase Plantation Parkway, Hoover, AL 35244.

Grantee's name and mailing address - Maximo Dominguez, 3333 Shallowford Road, Birmingham, AL 35216-4242.

Property address - 425 Chase Plantation Parkway, Hoover, AL 35244

Date of Sale - February 10, 2014.

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: February 10, 2014

Sign Chris K. Hester
Agent



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