

20140306000062160 1/4 \$68.50
Shelby Cnty Judge of Probate, AL
03/06/2014 02:59:37 PM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Hector E. Ramos Gomez

4159 Smokey Road
Alabaster AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-Five Thousand Five Hundred And 00/100 Dollars (\$45,500.00) to the undersigned Grantor, Household Finance Corporation of Alabama, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Hector E. Ramos Gomez, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the Southwest corner of the Southwest quarter of the Southeast quarter of Section 30, Township 21 South, Range 2 West; thence run North along said quarter-quarter line a distance of 153.38 feet; thence turn an angle of 94 Degrees 24 Minutes 10 Seconds right and run a distance of 130.16 feet; thence turn an angle of 85 Degrees 35 Minutes 50 Seconds right and run a distance of 217.15 feet to the North right of way of Hwy 12; thence turn an angle of 90 Degrees 08 Minutes 45 Seconds right and run a distance of 131.64 feet along said right of way; thence turn an angle of 91 Degrees 34 Minutes 59 Seconds right and run a distance of 74.12 feet to the point of beginning.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Building lines, easements, rights of ways, covenants, conditions, restrictions, reservations and limitations affecting the land.
4. Ordinance No. 2001-08 annexing property into the City of Calera recorded in Instrument #2001-07964.
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument #20131220000486950, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

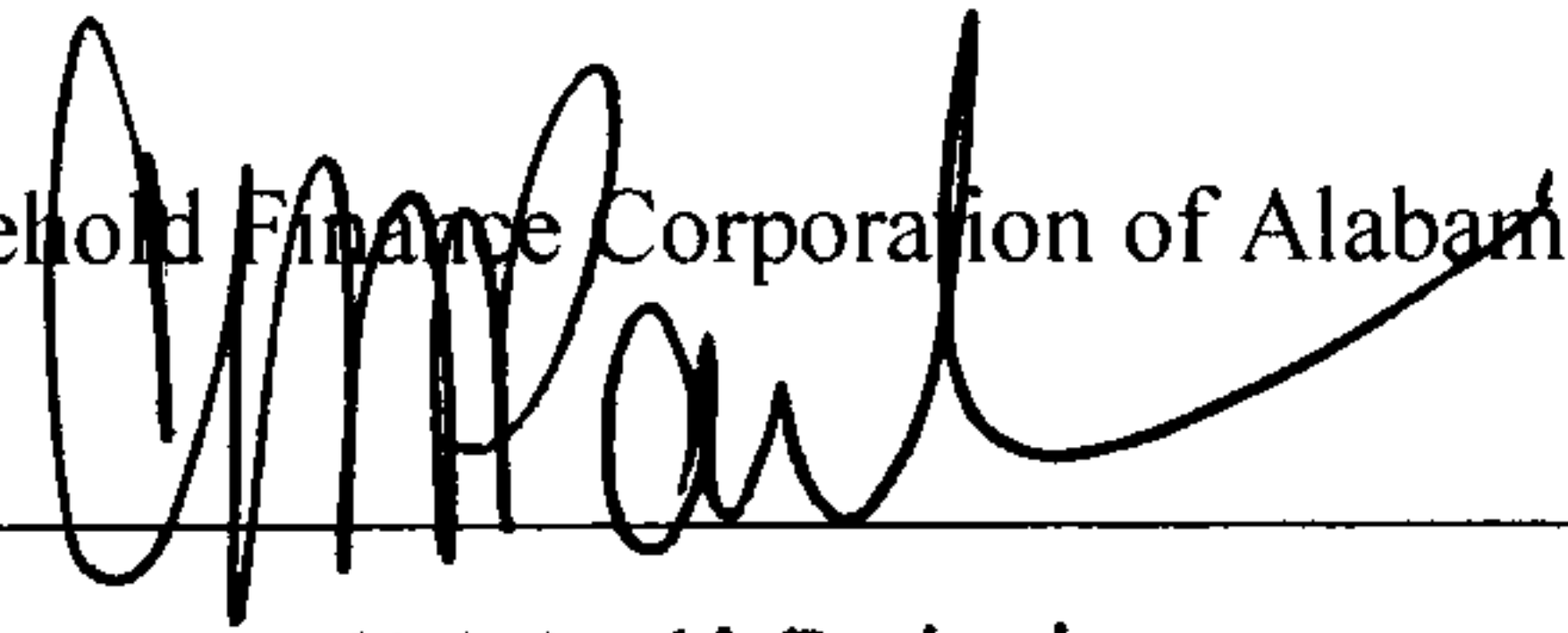
Shelby County, AL 03/06/2014
State of Alabama
Deed Tax: \$45.50

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 4 day of ~~February~~, 2014.

March

Household Finance Corporation of Alabama

by,
Its



Christina M. Pankonin
Vice President and Asst. Secretary
Administrative Services Division



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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

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On MAR 04 2014, before me, J. Gray, Notary Public
(Here insert name and title of the officer)

personally appeared Christina M. Pankonin

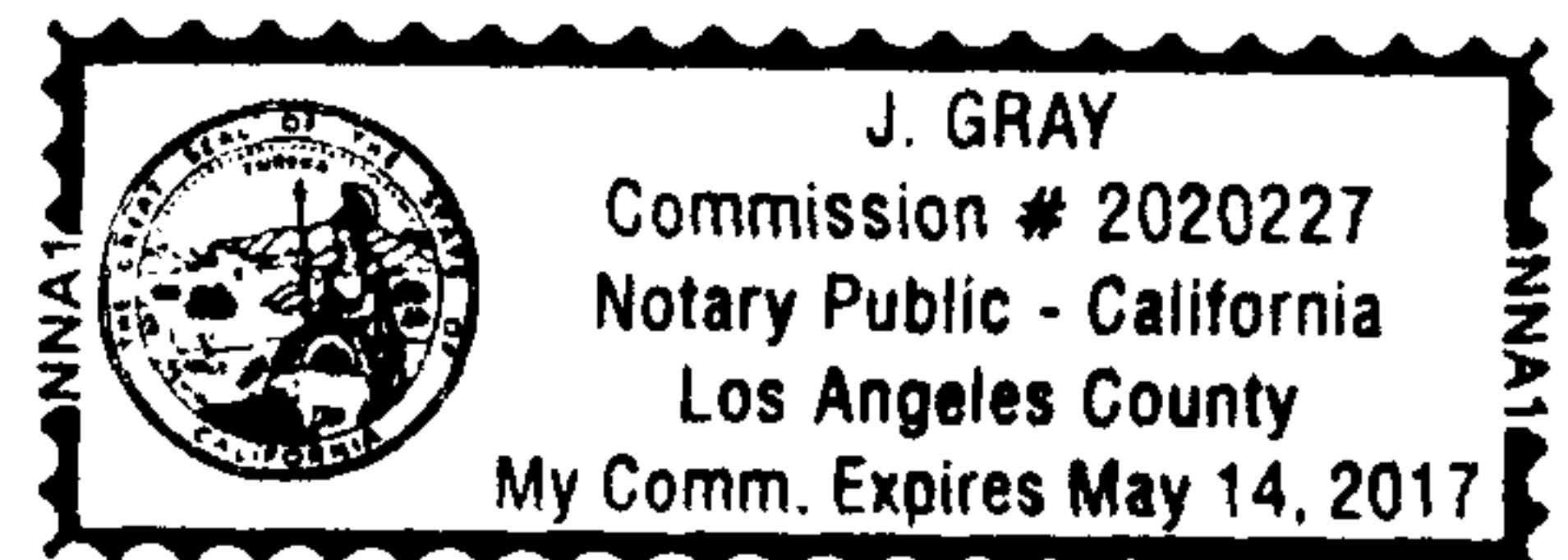
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

Special Warranty deed
(Title or description of attached document continued)

Number of Pages 3 Document Date 3-4-14

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, ~~is~~ /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

Real Estate Sales Validation Form

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

Grantor's Name Household Finance Corporation of
Alabama
Mailing Address 931 Corporate Center Drive
Pomona, CA 91768

Grantee's Name Hector E. Ramos Gomez
Mailing Address 4159 Smokey Rd
Alabaster AL 35007

Property Address 4159 Smokey Road
Alabaster, AL 35007

Date of Sale 03/06/2014
Total Purchase Price \$45,500.00
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)

☐ 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 03/06/2014

☐ Unattested

(verified by)

Print Hector Ramos Gomez
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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