



20140307000064020 1/4 \$47.50
Shelby Cnty Judge of Probate: AL
03/07/2014 01:25:42 PM FILED/CERT

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Maximino Garcia
929 3rd Avenue SW
Alabaster, AL 35007

CORPORATE STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Twenty Four Thousand Five Hundred and 00/100 Dollars (\$24,500.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, PLYMOUTH PARK TAX SERVICES, LLC (herein referred to as GRANTOR) does grant, bargain, sell and convey unto MAXIMINO GARCIA (herein referred to as GRANTEE) all of its right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

PARCEL ID No.: 27-2-04-0-001-014.000

This conveyance is subject to:

1. The lien of ad valorem taxes for the tax year 2013 and subsequent years not yet due and payable.
2. Matters which would be disclosed by an accurate survey and inspection of subject property.
3. Coal, oil, gas and other mineral rights in, to or under the land herein described not owned by Grantor.
4. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record; however, the reference to the foregoing shall not serve to reimpose the same to the extent same are invalid or unenforceable.

To have and to hold said GRANTEE forever.

Shelby County, AL 03/07/2014
State of Alabama
Deed Tax: \$24.50

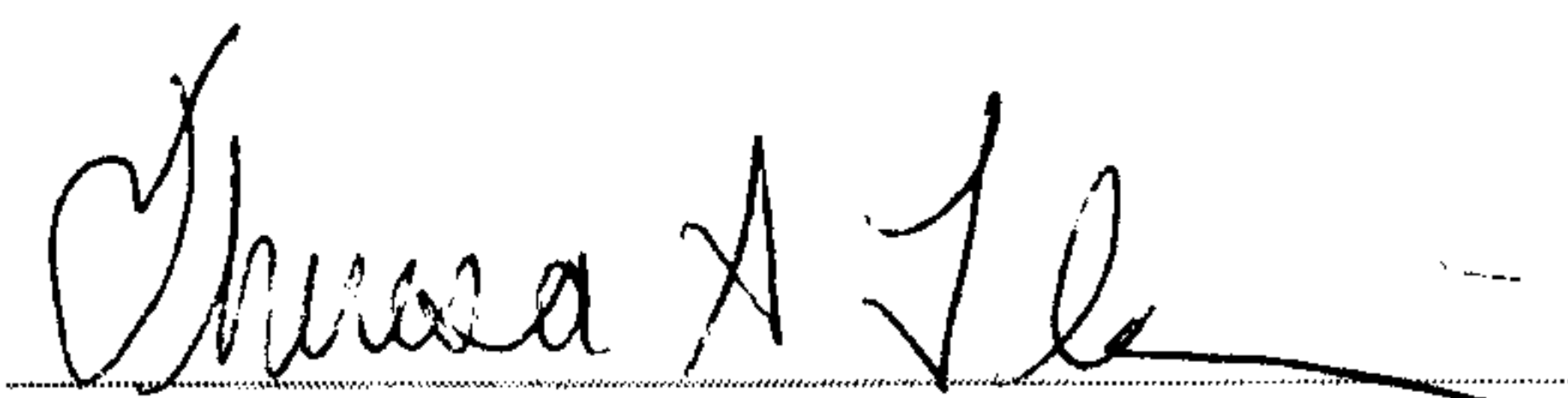
Dated this the 27th day of February, 2014.

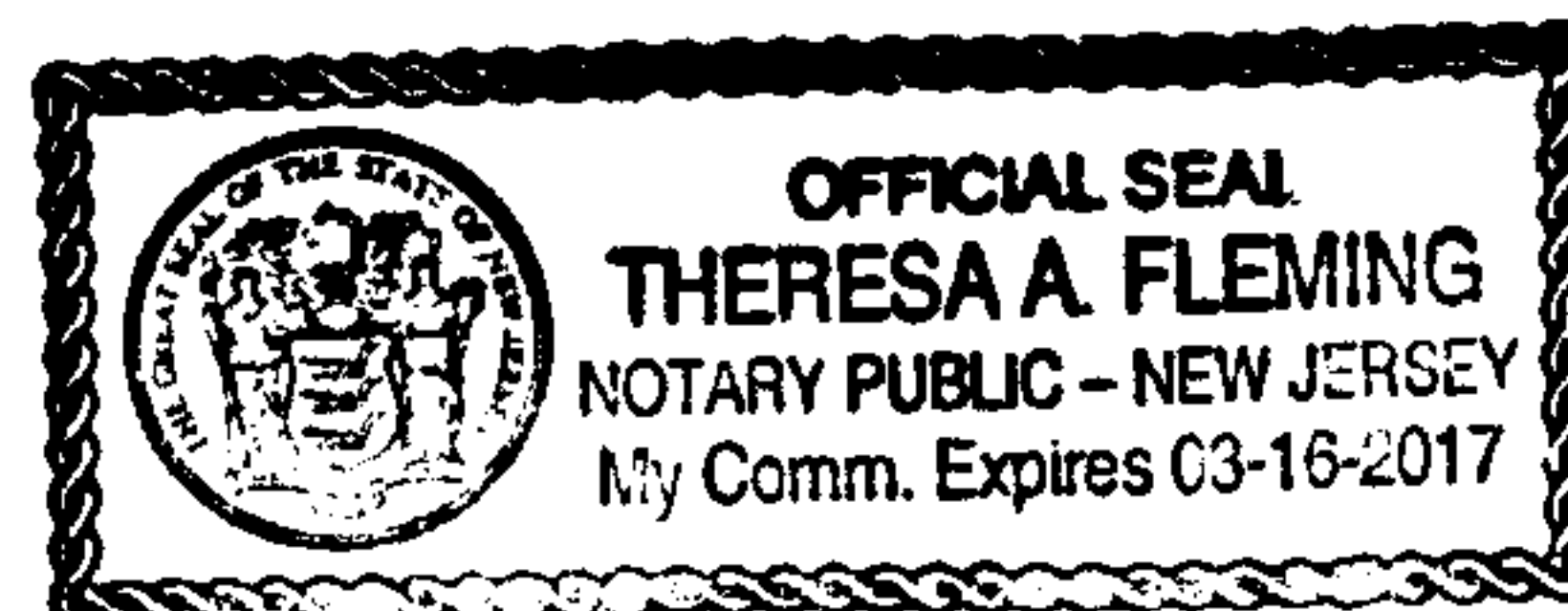

PLYMOUTH PARK TAX SERVICES, LLC
BY THOMAS TARANTINO, VICE PRESIDENT

STATE OF New Jersey)
COUNTY OF New Jersey)

I, Theresa A. Fleming, a Notary Public in and for said County, in said State, hereby certify that THOMAS TARANTINO, as VICE PRESIDENT of PLYMOUTH PARK TAX SERVICES, LLC whose name is signed to the foregoing conveyance on behalf of PLYMOUTH PARK TAX SERVICES, LLC, who with full authority to do so, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of February, 2014.


NOTARY PUBLIC:
My commission expires: 03/16/2017



Property Address:
4911 Highway 22
Montevallo, AL 35115

Grantee's Address:
929 3rd Avenue SW
Alabaster, AL 35007

Grantor's Address:
300 Convergence Way
Whippany, NJ 07981




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EXHIBIT "A"

Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama; thence Northerly along the East line of said Quarter section 39.20 feet to a point; thence 86 degrees 30 minutes left 114.67 feet along the North right of way line of Shelby County Highway #22, to the point of beginning of the property being described; thence 87 degrees 58 minutes right 200.86 feet to a point; thence 84 degrees 0 minutes right 136.34 feet to a point; thence 95 degrees 19 minutes right 219.95 feet to a point on the North right of way line of Shelby County Highway #22; thence 92 degrees 43 minutes right 138.00 feet along the North right of way line of said Shelby County Highway #22 to the point of beginning.


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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 Maximino Garcia
Mailing Address 929 3rd Ave. SW
Alabaster, AL 35007

Grantee's Name Plymouth Park Tax Services, LLC
Mailing Address 300 Convergence Way
Whippany, NJ 07981

Property Address 4911 Highway 22
Montevallo, AL 35115

Date of Sale 02/27/2014

Total Purchase Price \$ 24,500.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 02/27/2014

Print John A. Gant

Sign _____



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