


This instrument was prepared by:
Jill T. Karle, Esq.
105 North Main Street
Columbiana, AL 35051


20140711000210250 1/3 \$141.50
Shelby Crty Judge of Probate, AL
07/11/2014 10:33:40 AM FILED/CERT

Send Tax Notice to:
Cynthia Diane Broom
140 Trails End Road
Chelsea, Alabama 35043

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Cynthia Diane Broom, an unmarried woman (hereinafter referred to as grantor)**, does hereby grant, bargain, sell and convey the below described real property unto **Cynthia Diane Broom, an unmarried woman, and Kristina D. Osorio, a married woman** (hereinafter referred to as Grantee, whether one or more) as joint tenants with right of survivorship, the following real estate, situated in Shelby County, Alabama, to-wit:

Lot 1 of the Fant Family Subdivision as filed for record in Map Book 40, Page 47 in the Office of the Judge of Probate of Shelby County, Alabama

This conveyance is made subject to the following exceptions:

1. Ad valorem taxes the current year which become due and payable on October 1st and delinquent on January 1st.
1. Subject to that certain Right of Way for Public Road to Shelby County as filed for record as filed for record in Book 229, Page 504.
3. Subject to that certain Right of Way as filed for record in Deed Book 230 Page 897.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 171, Page 507 and Deed Book 274, Page 363.
5. Subject to any easement granted to Alabama Power Company crossing subject property conveyed to Shelby County for roadway in Deed Book 230, page 897.
6. Subject to Memorandum of Oil and Gas Lease as recorded in Deed Book 324, Page 381.
7. Subject to 30 foot right of way as granted by Saginaw Lumber Company to Louisville and Nashville Railroad Company in Deed Book 22, Page 46.
8. Subject to easement for waterline as recorded in Instrument #2002-3451.
9. Subject to any matters of record as shown on the plat of the Fant Family Subdivision as filed for record in Map Book 40, Page 47 in the Office of the Judge of Probate of Shelby County, Alabama.

THE ABOVE DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTOR.


This description provided to Jill T. Karle, P.C. by Grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor is the owner of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

No liability is assumed for possible unfilled mechanic's or materialmen's liens.

TO HAVE AND TO HOLD unto the said GRANTEES, Their heirs and assigns forever, together with every contingent remainder and the right of reversion.

And I do for myself and my heirs, executors and administrators covenant with the 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 the said GRANTEES, and their heirs and assigns forever, against the lawful claims of all persons.

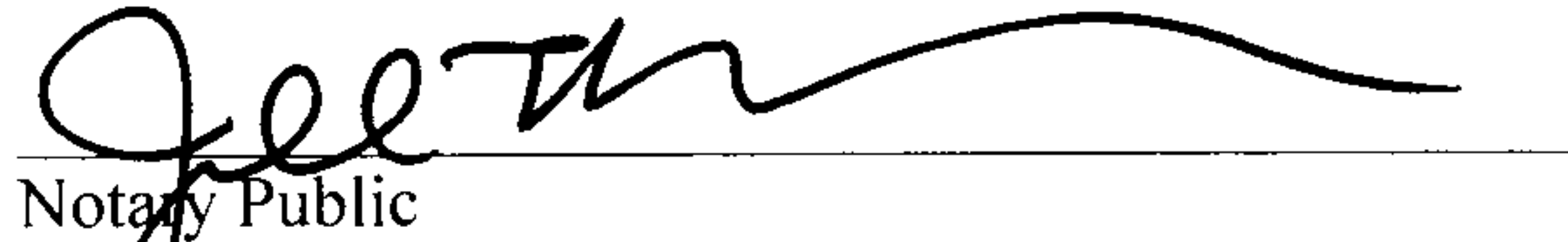
IN WITNESS WHEREOF, GRANTOR HAS hereunto set GRANTOR'S hand and seal, this the 10th day of July, 2014.


Cynthia Diane Broom, GRANTOR

Shelby County, AL 07/11/2014
State of Alabama
Deed Tax: \$121.50


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Diane Broom, 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, has executed the same voluntarily on the day the same bears date. Given under my hand and official seal, this the 10th day of July, 2014.



Notary Public

MY COMMISSION EXPIRES: 10-13-16.

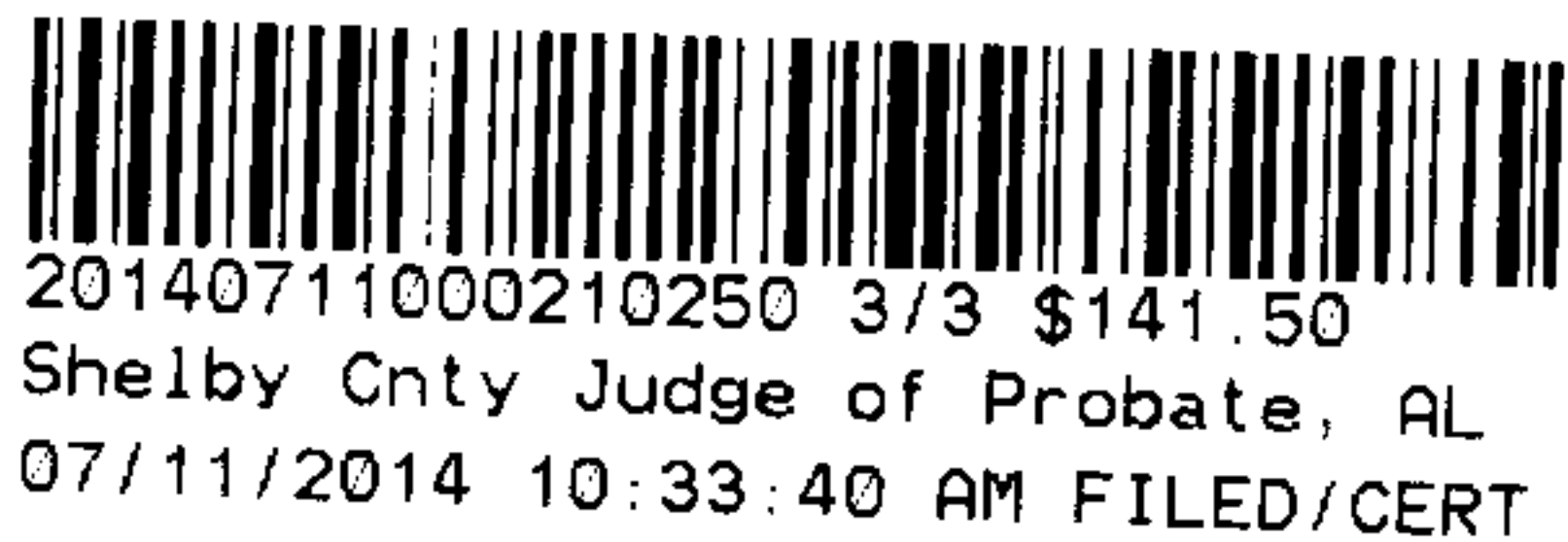

20140711000210250 2/3 \$141.50
Shelby Cnty Judge of Probate, AL
07/11/2014 10:33:40 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name CYNTHIA DIANE BROOM Grantee's Name KRISTINA D. OSORIO
Mailing Address 140 TRAILS END ROAD Mailing Address 140 TRAILS END RD
CHELSEA, AL 35043 CHELSEA, AL 35043

Property Address 140 TRAILS END ROAD Date of Sale 7-10-2014
CHELSEA, AL 35043 Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 242,800 ^{1/2} 121,400



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 § 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 7-10-14 Print CYNTHIA DIANE BROOM
☒ Unattested Lauren Nelson Sign Cynthia Diane Broom
(verified by) (Grantor/Grantee/Owner/Agent) circle one