

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-14-21410

Send Tax Notice To: Jonathan M. McSwain

185 Allen Drive
Unit 307
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby



20140722000225320 1/2 \$77.00
Shelby Cnty Judge of Probate, AL
07/22/2014 03:25:56 PM FILED/CERT

That in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Torrealba Territories, LLC** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jonathan M. McSwain**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Unit 307, according to the survey of Allen Drive Condominiums, as recorded in Map Book 37, Page 55, in the Probate office of Shelby County, Alabama.

\$ 0 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of July, 2014.

Torrealba Territories, LLC

By: [Signature]

AS: Managing Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Denison Torrealba as Managing Member of Torrealba Territories, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

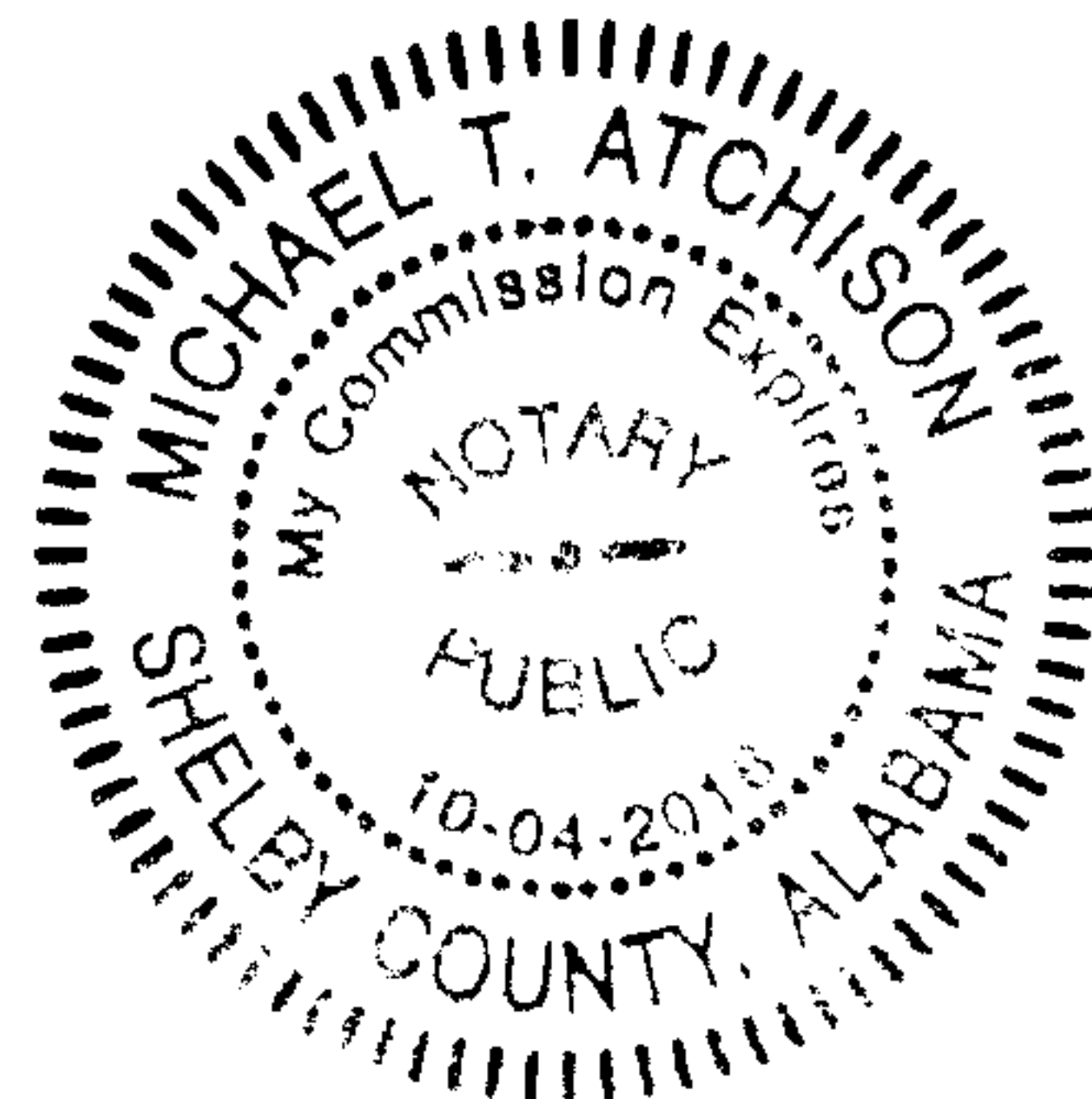
Given under my hand and official seal this the 16th day of July, 2014.

[Signature]

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016



Shelby County, AL 07/22/2014
State of Alabama
Deed Tax: \$60.00

Real Estate Sales Validation Form

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

Grantor's Name Torrealba Territories, LLC
Mailing Address 120 Carnegie Dr
Maylene AL 35114
Property Address 185 Allen Drive

Grantee's Name Jonathan M. McSwain
Mailing Address 185 Allen Dr Unit 707
Alabaster AL 35007

Date of Sale July 16, 2014
Total Purchase Price \$60,000.00
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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____



20140722000225320 2/2 \$77.00
Shelby Cnty Judge of Probate, AL
07/22/2014 03:25:56 PM FILED/CERT

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 of 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 July 14, 2014

Print M. T. Atchison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one