

20140729000233210 1/2 \$215.50
Shelby Cnty Judge of Probate, AL
07/29/2014 02:41:10 PM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Internet Management Services, Inc.
3569 Pelham Pkwy., Suite 11
Pelham, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One dollar and no/100 (\$1.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **I/We, Silvia Menjivar, a married woman and Maria Del Carmen Palacios and Jose M. Menjivar, wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Internet Management Services, Inc.** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, the address of which is 240 Jones Road, Montevallo, AL 35115, to-wit:

Commence at the NW corner of Section 27, Township 22 South, Range 3 West, and run East 940.34 feet; thence SW 210.27 feet to the point of beginning; thence West 210 feet; thence South 210 feet; thence East 210 feet; thence North 210 feet to the point of beginning, all located in Section 27, Township 22 South, Range 3 West, Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

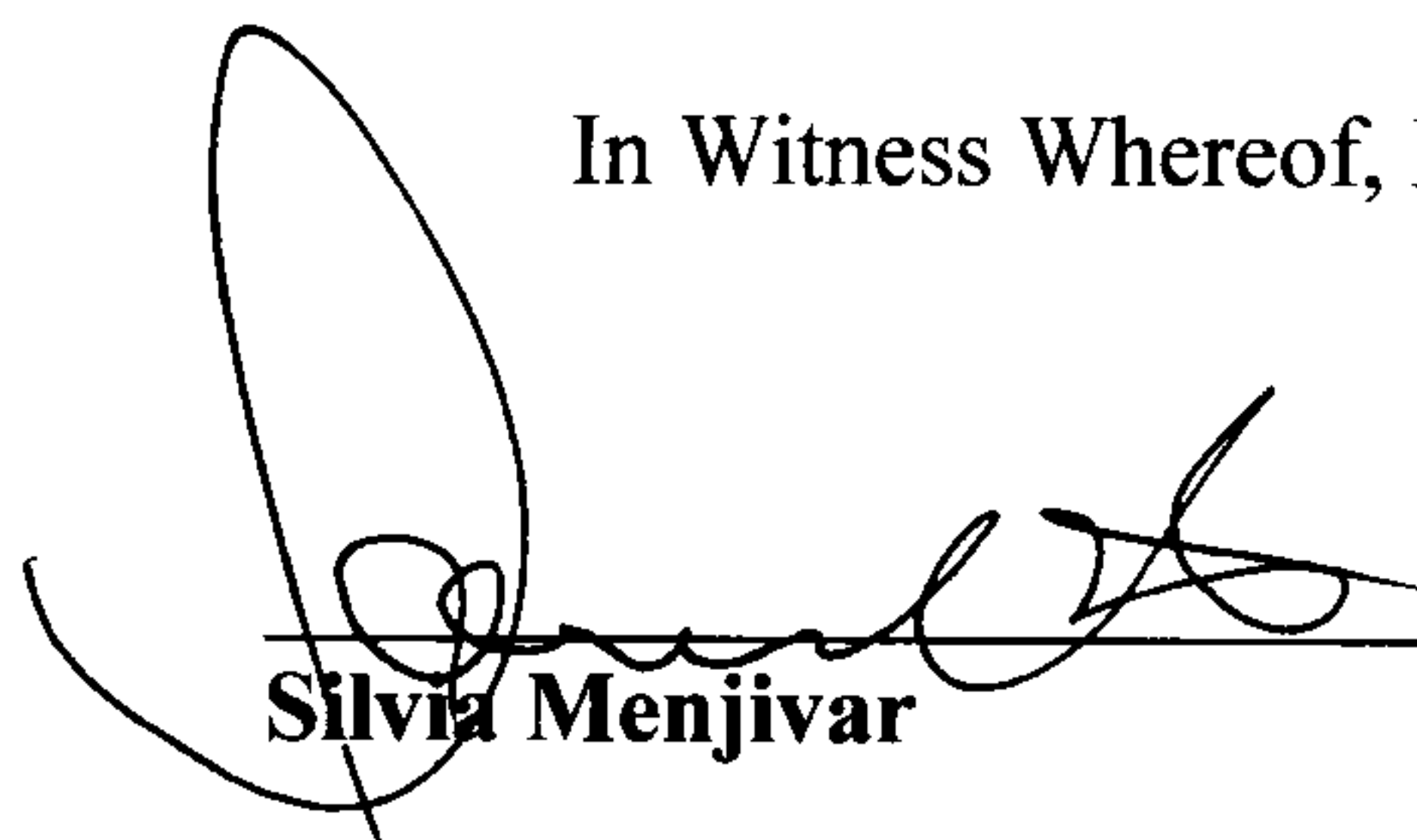
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantor, Silvia Menjivar, as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

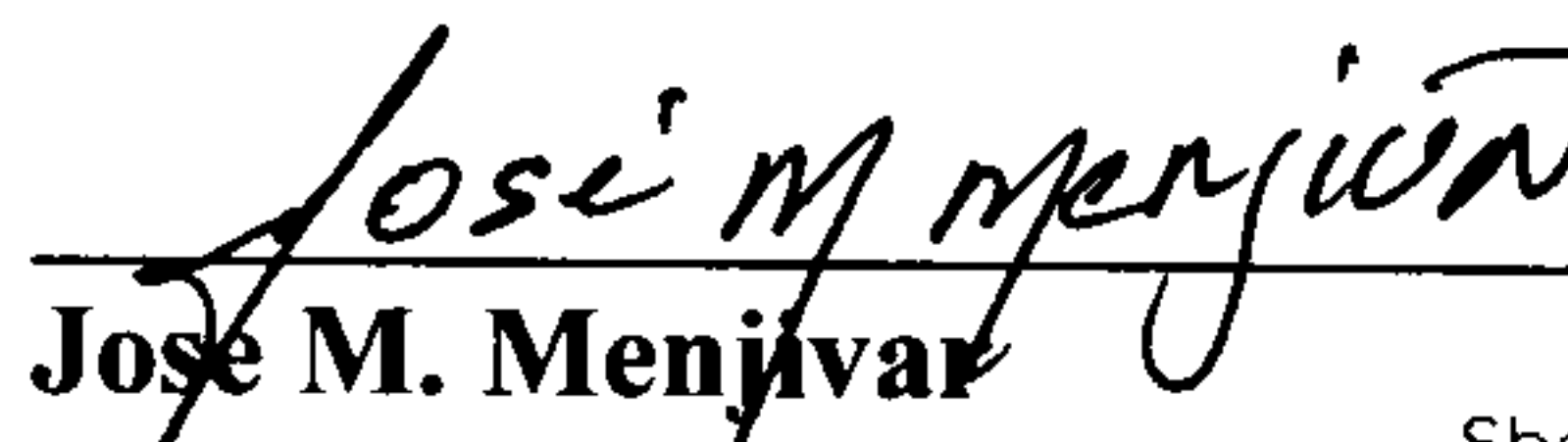
In Witness Whereof, I have hereunto set my hand and seal this 30 day of June, 2014.



Silvia Menjivar



Maria Del Carmen Palacios



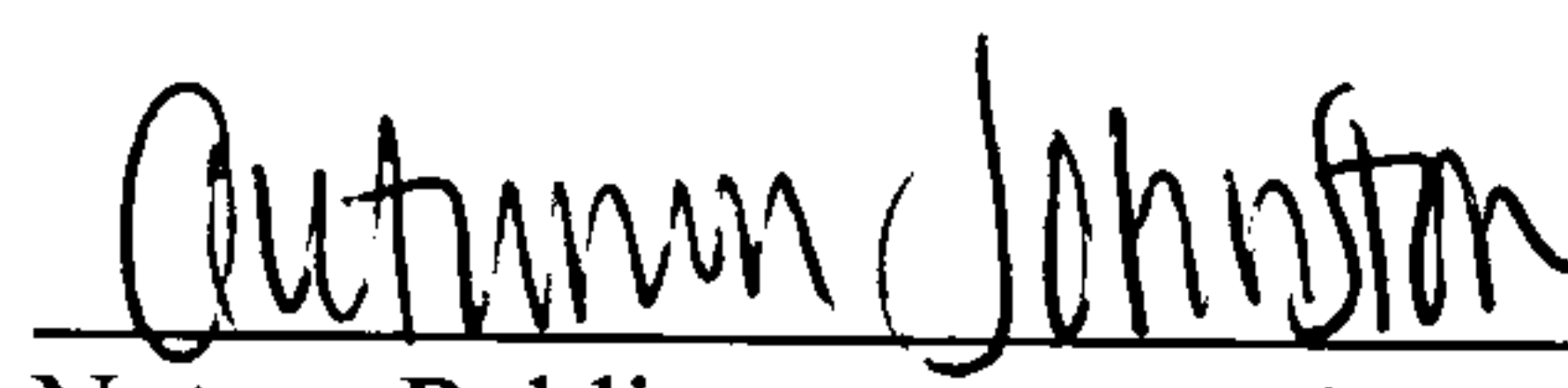
Jose M. Menjivar

Shelby County, AL 07/29/2014
State of Alabama
Deed Tax: \$197.50

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Silvia Menjivar, a married woman and Maria Del Carmen Palacios and Jose M. Menjivar, wife and husband**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30 day of June, 2014.



Notary Public
My Commission Expires: July 9 2014

Real Estate Sales Validation Form

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

Grantor's Name Silvia Menjivar, Maria Del
Mailing Address Carmen Palacios, Jose M. Menjivar
240 Jones Rd.
Montevallo, AL 35115

Grantee's Name Internet Management Services, Inc.
Mailing Address 3569 Pelham Pkwy., Suite 11
Pelham, AL 35124

Property Address 240 Jones Road
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 197,450.00

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 _____


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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 _____

Print Brent West

Unattested _____

Sign Brent West

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1