


**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH
PROPERTY SOLD "AS IS"
THIS IS NOT THE HOMESTEAD OF THE GRANTOR**


20140905000279850 1/3 \$79.00
Shelby Cnty Judge of Probate, AL
09/05/2014 02:16:59 PM FILED/CERT

This instrument prepared by:
Betty J. Shinn
Attorney at Law
1508 Radburn Road
Pelham, AL 35124
205-365-3008

Upon recording, return to:
Nicolas CaBallero Pineda and
Ana Vilma Velasquez
10427 Highway 17
Maylene, AL 35114
Send Tax Notice to same

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **FIFTY NINE THOUSAND DOLLARS (\$59,000.00)** and other good and valuable consideration, paid in hand herein to **BETTY JEAN WHITFIELD, a married woman**, (herein call the "Grantor"), by **NICOLAS CABALLERO PINEDA AND WIFE, ANA VILMA VELASQUEZ**, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real property, together with all improvements thereon, situated in Shelby County, Alabama (the "Property"), to-wit:

Lot 16, First addition to the R. E. Whaley Sub-Division of the Town of Maylene, Alabama. As per Deed recorded in Deed Book 273, Page 793, April 17, 1972. (This is not the homestead of Grantor).

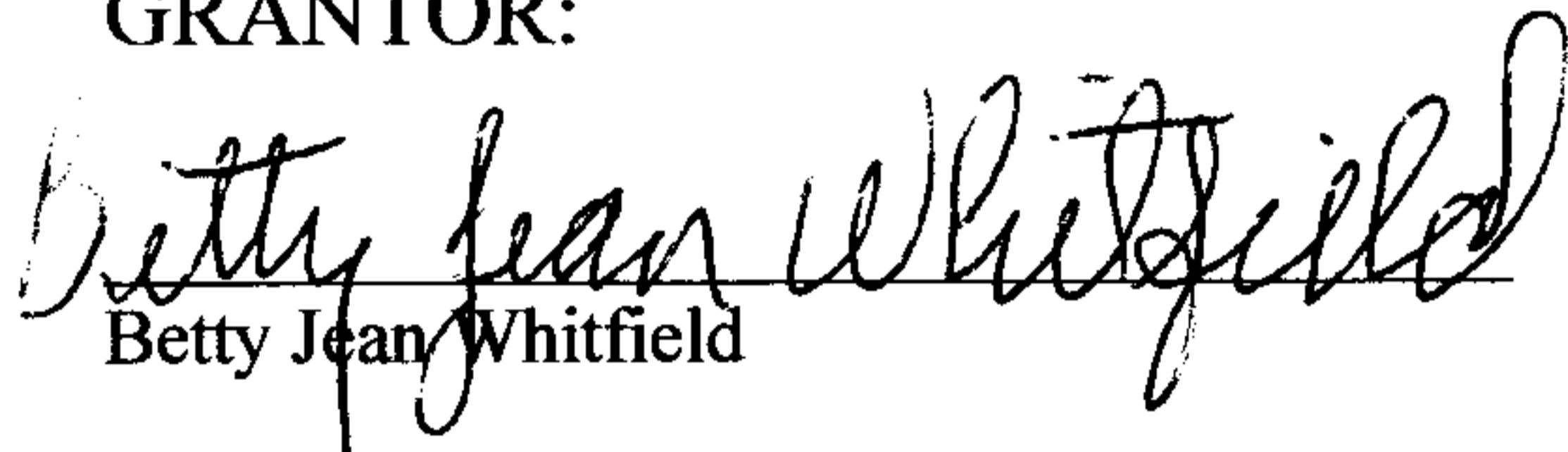
And the Grantor does for themselves, heirs, executors, administrators, and assigns covenant with the Grantee, **Nicolas CaBallero Pineda and wife, Ana Vilma Velasquez**, heirs, executors, administrators, and assigns (i) that the above-described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Grantor, and (ii) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the

Grantee, **Nicolas CaBallero Pineda and wife, Ana Vilma Velasquez**, heirs, executors, administrators, and assigns, against the lawful claims of all persons claiming by, through or under the Grantor.

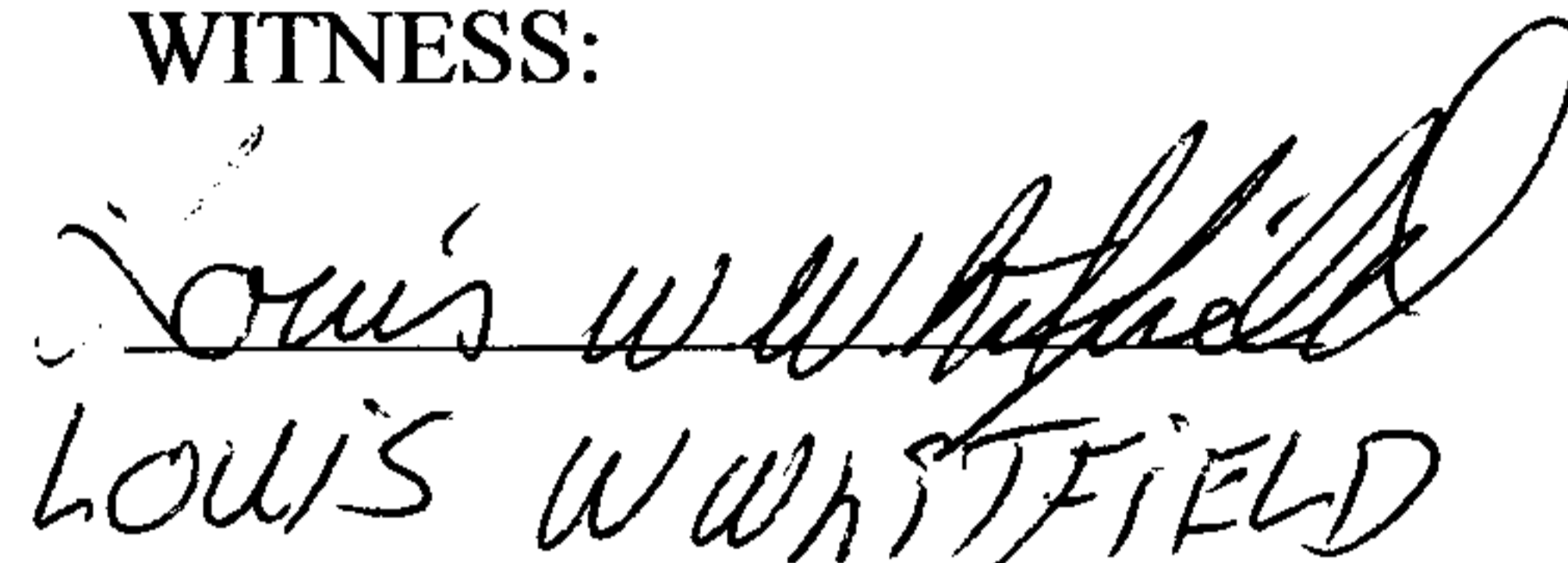
TO HAVE AND TO HOLD unto the Grantee, **Nicolas CaBallero Pineda and wife, Ana Vilma Velasquez**, heirs, executors, administrators, and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents as of the 30th day of August, 2014.

GRANTOR:


Betty Jean Whitfield

WITNESS:

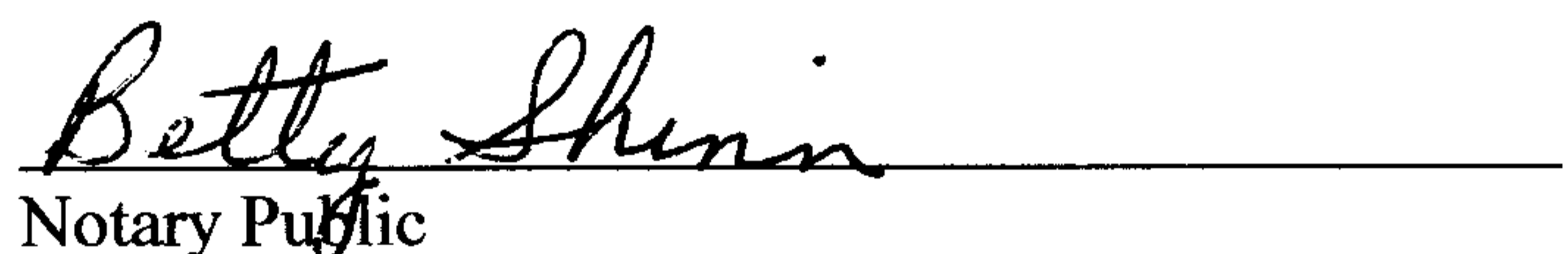

LOUIS WHITFIELD

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Betty Jean Whitfield, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents within this instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office, this 30th day of August, 2014.

[NOTARIAL SEAL]


Notary Public

My Commission Expires: April 19, 2015

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Betty Jean Whitfield
10111 Hwy 17
Maylene AL 35764

Grantee's Name
Mailing Address

Nicholas Caballero Pineda
& Ana Vilma Velasquez
10427 Hwy 17
Maylene AL 35114

Property Address

10427 Hwy 17
Maylene AL 35764

Date of Sale

August 30, 2014

Total Purchase Price

\$ 59,000.00

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 Bank Deposit Slip - seller

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 8-30-2014

Print

Betty Jean Whitfield

Sign

Betty Jean Whitfield

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1