

THIS INSTRUMENT PREPARED BY:  
Linda Lou Yarbrough  
1449 Kelly Drive  
Pelham, AL 35124  
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:  
Maria Molina, Rosa Morales and Dionisio Morales  
1449 Kelly Drive  
Pelham AL 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION OF Twenty-Two  
Thousand and No/100 Dollars (22,000.00), and other good and valuable consideration, paid  
to the undersigned grantor Linda Lou Yarbrough, a widow and Sole Femme ("Grantor"), by Maria Molina,  
Rosa Morales and Dionisio Morales ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged,  
Grantor does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants  
with right of survivorship, the following described real estate situated in Shelby County, Alabama  
(the "Premises"), to-wit:

Lot #26 First Addition of Deer Springs Estates, as recorded in the Probate  
Office of Shelby County, Alabama, in Book 5, page 55, including one (1)  
River Oaks Mobile Home 14 x 80, Serial #6363 sold in as-is condition.

SUBJECT TO: (1) Current taxes; (2) Title to minerals underlying caption lands  
with mining rights and privileges belonging thereto; (3) Easements, restrictions,  
set-back lines, rights-of-way and limitations, if any, of record.

TO HAVE AND TO HOLD to the Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being  
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the  
joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to  
the surviving Grantee, and if one does not survive the other, the entire interest in fee simple shall pass to the surviving Grantee(s),  
and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs and assigns, that she is lawfully  
seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a  
good right to sell and convey the Premises as aforesaid; that Grantor will, and her heirs and assigns shall, warrant and defend the  
same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this 20<sup>th</sup> day of August, 2014.

STATE OF ALABAMA )  
COUNTY OF SHELBY )

*Linda Lou Yarbrough*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Lou  
Yarbrough, a widow and Sole Femme, 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, she executed the same voluntarily on the day the  
same bears date.

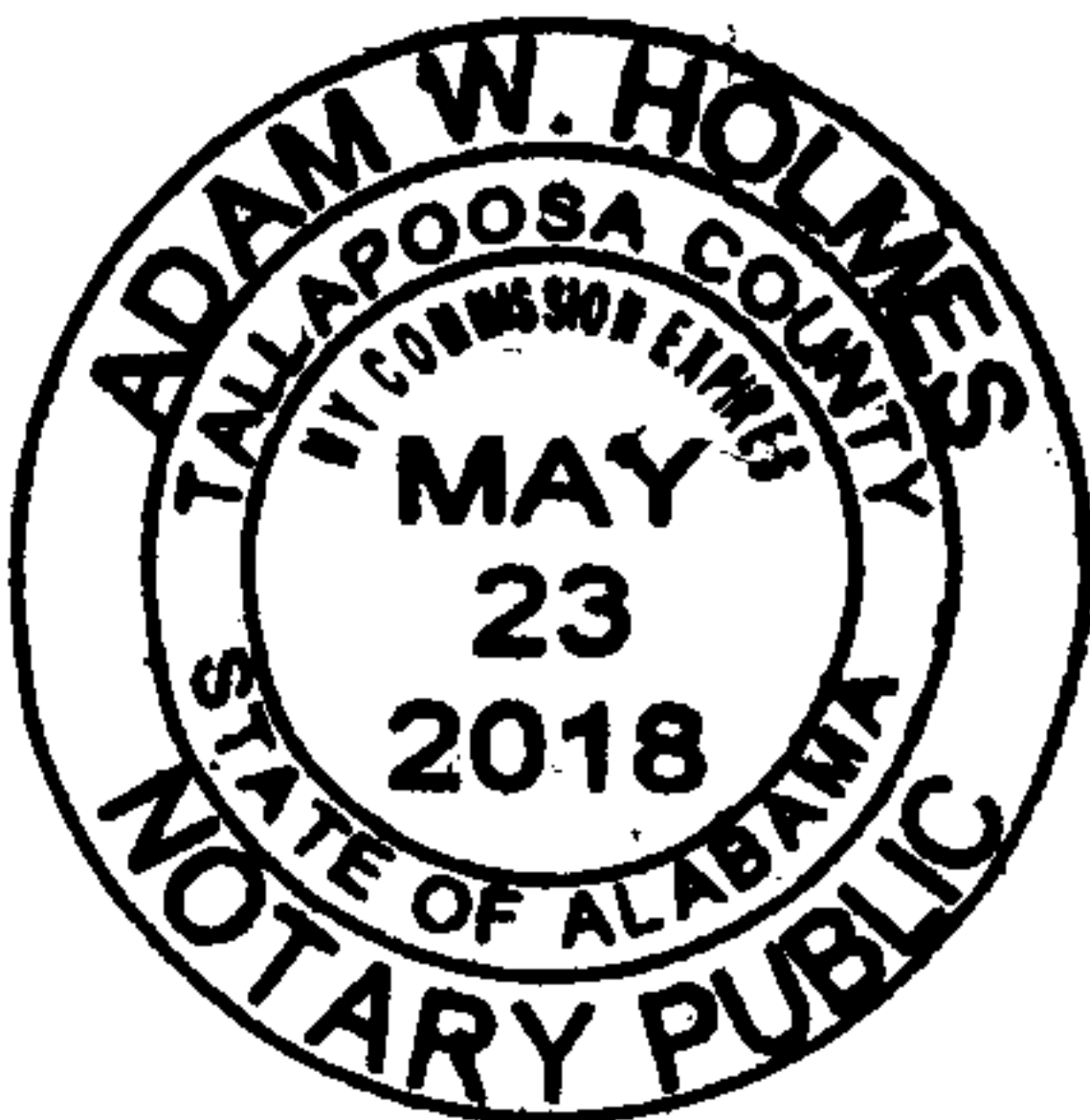
Given under my hand and seal this 20<sup>th</sup> day of August, 2014.

*Adam W. Holmes*  
Notary Public

My Commission Expires: 05-23-18

Shelby County, AL 10/01/2014  
State of Alabama  
Deed Tax: \$22.00

20141001000306900 1/2 \$40.00  
Shelby Cnty Judge of Probate, AL  
10/01/2014 09:21:27 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 Linda Yarbrough  
Mailing Address 1485 KELLY DR  
PELHAM AL 35124

Grantee's Name Maria Molina  
Mailing Address 1449 KELLY DR  
PELHAM AL 35124

Property Address 1449 KELLY DR

Date of Sale 8/20/14  
Total Purchase Price \$ 22,000.

or  
Actual Value \$

or  
Assessor's Market Value \$



20141001000306900 2/2 \$40.00  
Shelby Cnty Judge of Probate, AL  
10/01/2014 09:21:27 AM FILED/CERT

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 STOP OF CERT. CL  
☐ 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 10/1/14

Print LINDA LOU YARBROUGH

Unattested  
(verified by)

Sign Linda Lou Yarbrough  
(Grantor/Grantee/Owner/Agent) circle one