

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Andres Gonzalez
Antonia Benitez
141 Selma St
Montevallo, AL 35715

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Eighteen Thousand & 00/100 Dollars (\$18,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Raffael Barahona**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Andres Gonzalez and Antonia Benitez**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

See Attached Exhibit A.

Note: This instrument is prepared without evidence of title.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantor thereto on this date the 17th day of September, 2014 at

GRANTORS

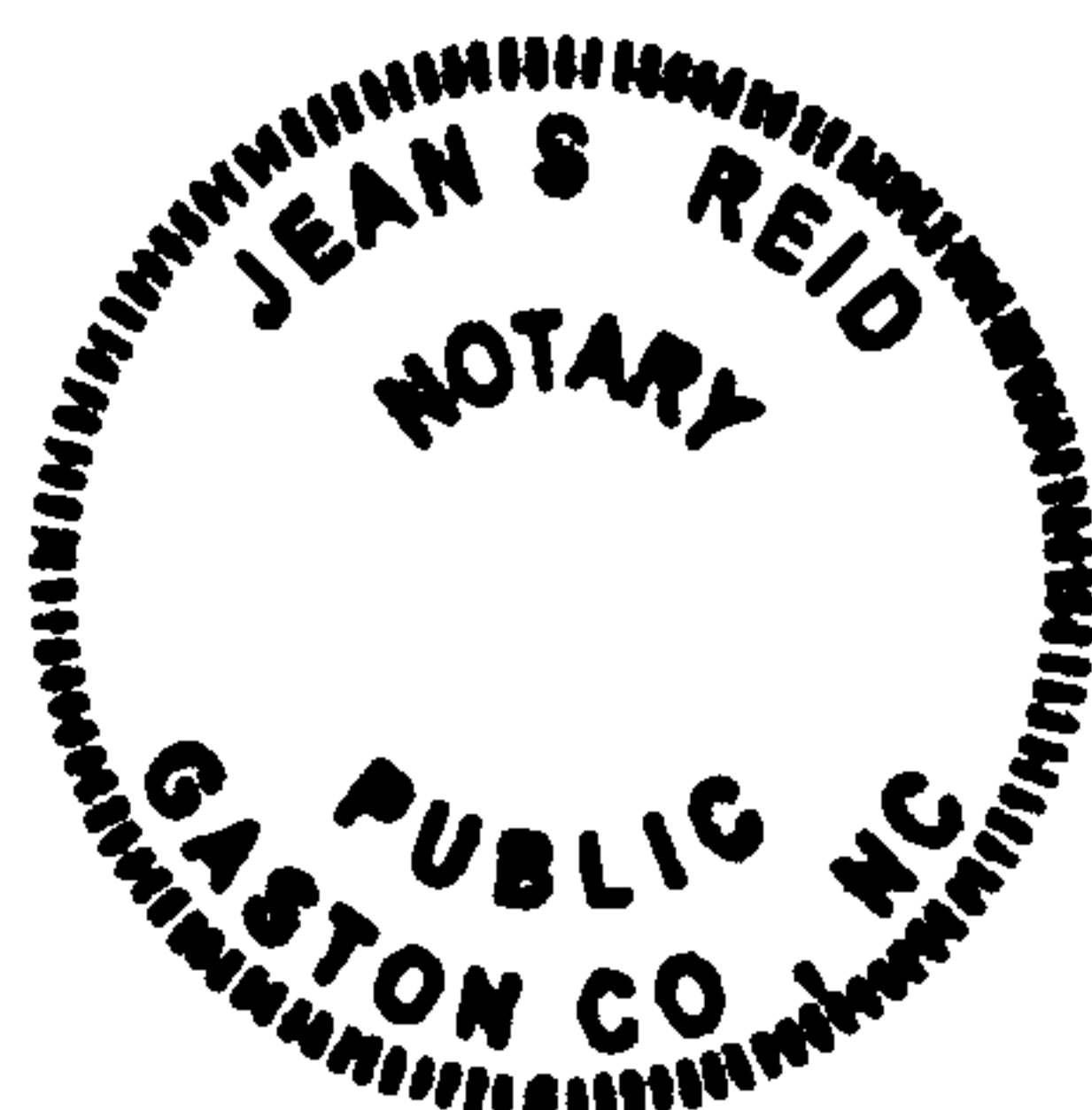
Shelby County, AL 10/15/2014
State of Alabama
Deed Tax: \$18.00

Rafael Barahona (L.S.)
Rafael Barahona

STATE OF North Carolina)
)
Gaston COUNTY) **ACKNOWLEDGMENT**

I, Jean S. Reid, a Notary Public for the State at Large, hereby certify that the above posted name, Rafael Barahona, which is signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 17th day of September, 2014.



Jean S. Reid
NOTARY PUBLIC
My Commission Expires: 01-28-2019

20141015000325710 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
10/15/2014 09:38:18 AM FILED/CERT

Exhibit A

A part of Lots 5 and 17, in Block 2, according to the Map of Birmingham Junction, as recorded in Deed Book 14, Page 239 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at a spike accepted as the SW corner of the NW 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama and run North 1 degree 02 minutes East for 547.65 feet; thence left 64 degrees 24 minutes 17 seconds and run northeasterly for 44.23 feet; thence right 64 degrees 24 minutes 17 seconds and run Northerly for 132.93 feet to point of beginning; continue along last described course for 63.07 feet; thence left 50 degrees 55 minutes 06 seconds and run Northwesterly for 86.80 feet to a fence corner; thence left 100 degrees 57 minutes 15 seconds and run Southwesterly along fence line for 80.20 feet; thence left 94 degrees 01 minutes 11 seconds and run Southeasterly for 115.24 feet to point of beginning.

Situated in Shelby County, Alabama.

Being the same property conveyed:

FROM: Floyd A. Matteson, III, an unmarried man
TO: Rafael Barahona and Maria E. Garcia
BY: Warranty deed dated July 19, 2005
FILED: for Record on July 19, 2005, at 11:20:10 AM
RECORDED: as Instrument #20050720000362470
in the Probate Office of Shelby County, Alabama.


20141015000325710 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
10/15/2014 09:38:18 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 Raffael Barahona
Mailing Address 9929 Markus DR
Ninth Hill, NC 28227

Grantee's Name Andres / Antonio
Mailing Address Gonzalez Benitez
141 Selma St
Montevideo, AL 35115

Property Address 141 Selma St
Montevideo, AL
35115

Date of Sale 9-17-14
Total Purchase Price \$ 18,000

or
Actual Value \$ _____

or

Assessor's Market Value \$ _____



20141015000325710 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
10/15/2014 09:38:18 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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 9 / 17 / 14

Unattested

(verified by)

Print

Sign

Chris Smithman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1