

This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

(Description furnished by Grantors. No survey examined
and no title examination made by this attorney) Source of
Title: Instrument No. 20031204000785580 recorded Dec.
4, 2003 in the Probate Office of Shelby County, Alabama

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of Seventy-Three Thousand Nine Hundred and No/100 (\$73, 900.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, James D. Bell, a married man, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey, and warrant unto Baltazar Ramirez-Zamora and Jessica Rojas Carvajal as joint tenants with right of survivorship, hereinafter referred to as GRANTEES, the following described property situated in Shelby County, Alabama, to-wit:

Lot 31, according to a Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate Manor, as recorded in Map Book 10, page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; Together with all of the rights, privileges, easements, and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, in to the Applegate Townhouse Association, Inc., by Deed recorded in Probate Office of Shelby County, Alabama in Real 65, page 201, and as more fully defined in the Declarations of Covenants, Conditions and Restrictions of Applegate Townhouse Recorded in probate Office of Shelby County, in Real 63, page 634.

Subject to restrictions and easements of record.

Subject to advalorem taxes for 2015 which are not yet due nor payable. Advalorem taxes for 2014 will be paid at closing.

James D. Bell is the surviving Grantee of deed recorded in Instrument No. 20031204000785580. The other grantee, Ashley M. Bell, having died on August 29, 2006. Kristi Michelle Bell, the current wife of James D. Bell, is in agreement with this conveyance, and as his spouse is joining in the execution of this deed.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, as joint tenants with right of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on this the 7 day of Nov., 2014.

James D. Bell (L.S.)
James D. Bell

Kristi Michelle Bell (L.S.)
Kristi Michelle Bell

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that James D. Bell and Kristi Michelle Bell, husband and wife, 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 the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7 day of November 2014.

Elizabeth A. Roland
Notary Public
My Commission Expires 6/10/2018

Send tax notice to: Baltaza Ramirez-Zamora
1308 Applegate Drive, Alabaster, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name James D. Bell
Mailing Address 244 Wagon Trail
Alabaster, AL 35007

Grantee's Name Baltazar Ramirez-Zamora
Mailing Address Jessica Rojas
1308 Applegate Drive
Alabaster, AL 35007


Property Address 1308 Applegate Drive
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ 73,900.00
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 _____


20141110000353160 2/2 \$35.50
Shelby Cnty Judge of Probate, AL
11/10/2014 09:28:10 AM 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 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 11-7-14

Print James D. Bell

Unattested

Sign James D. Bell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1