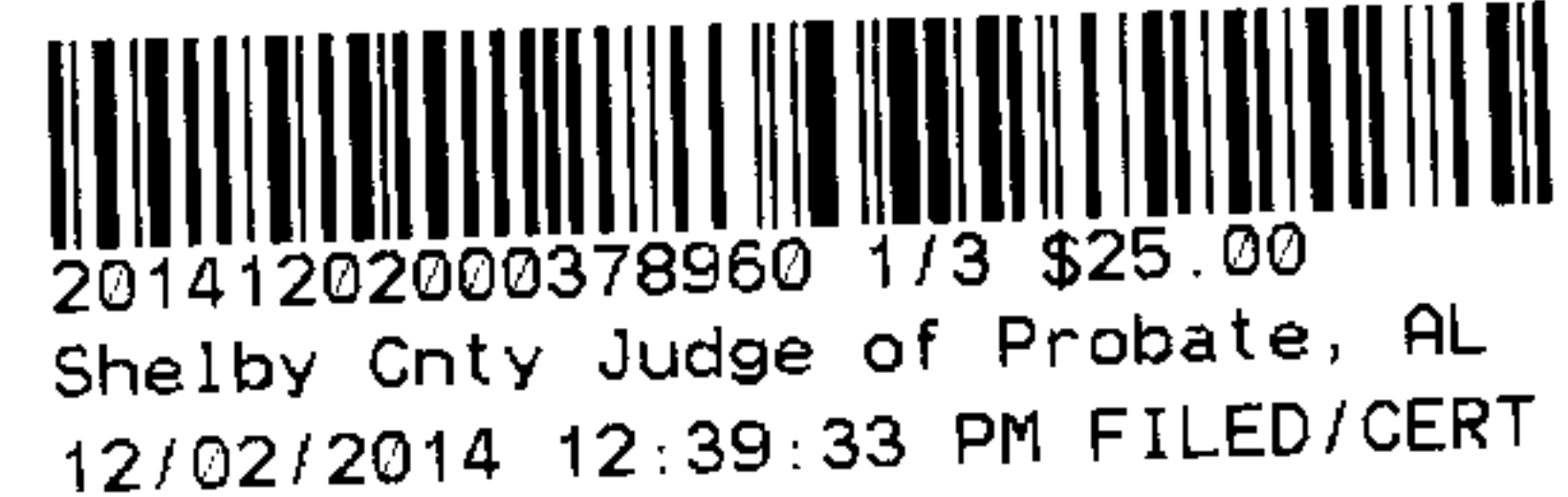


Send tax notice to:
Alain Perez & Dunia Calderon
2208 Williamsburg Drive
Pelham, AL 35124

This instrument prepared by:
 Stewart & Associates, P.C.
 3595 Grandview Pkwy, #645
 Birmingham, Alabama 35243

State of Alabama
 County of Shelby



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Three Thousand and 00/100 Dollars (\$133,000.00) in hand paid to the undersigned **Eleanor H. Heyward, an unmarried woman** (hereinafter referred to as "Grantor"), by **Alain Perez and Dunia Calderon** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of 1st Sector, Chanda - Terrace, as recorded in Map Book 9, Page 100, in the Probate Office of Shelby County, Alabama.

Eleanor H. Heyward is the surviving Grantee of that certain deed dated 4-29-1986 and recorded in Book 71, Page 14 in the Probate Office of Shelby County Alabama; the other Grantee, Ben F. Heyward having died on or about the 22nd day of November, 2006.

SUBJECT TO:
 ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
 BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$128,345.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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

IN WITNESS WHEREOF, Grantor Eleanor H. Heyward has hereunto set her signature and seal on November 21, 2014.

Eleanor H. Heyward
Eleanor H. Heyward

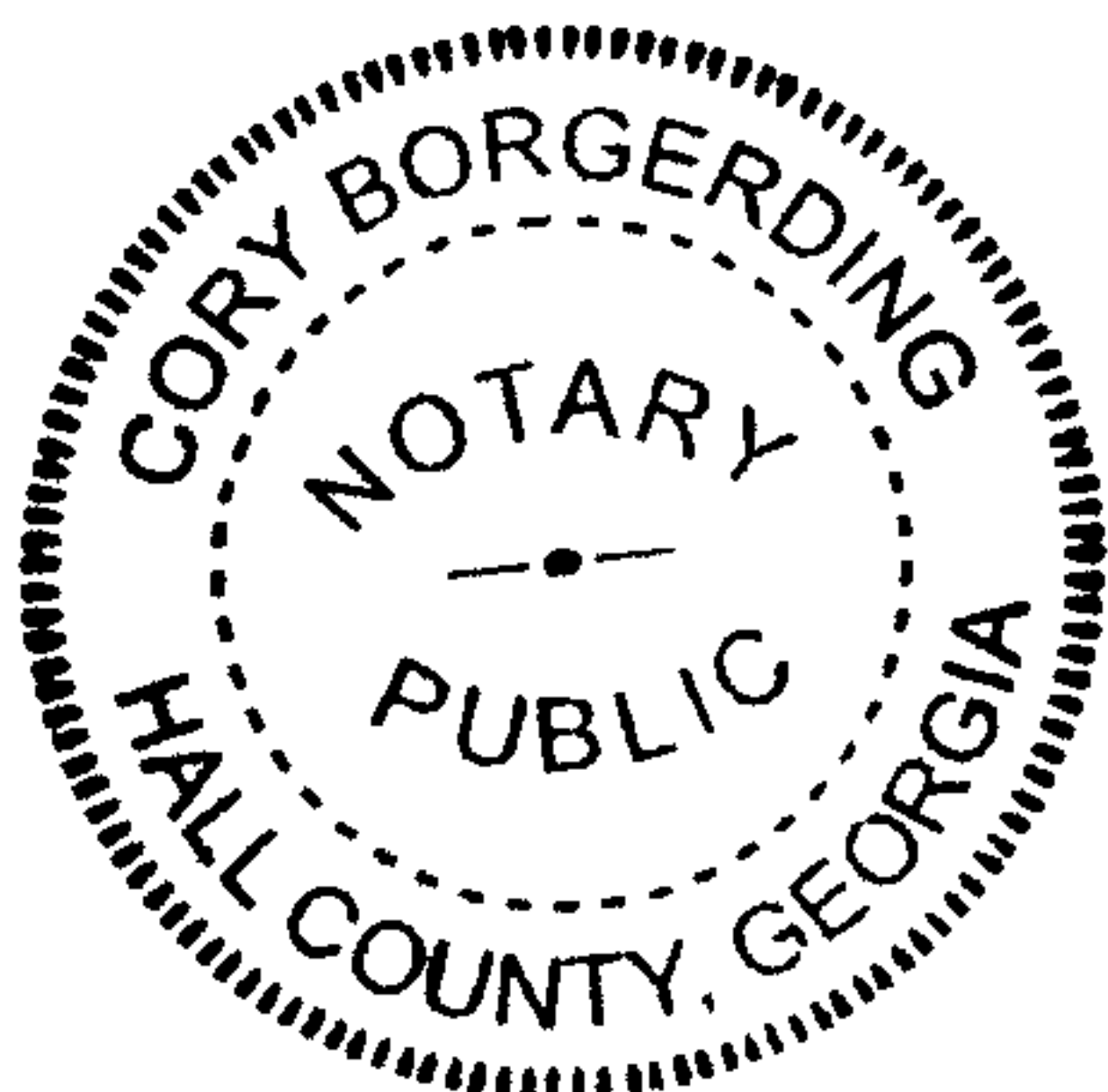
STATE OF GEORGIA
COUNTY OF HALL


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eleanor H. Heyward, an unmarried woman, 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 of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of November.

Cory Borgerding
Notary Public
Print Name: Cory Borgerding
Commission Expires: 08/29/2018

(NOTARIAL SEAL)




20141202000378960 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
12/02/2014 12:39:33 PM 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 Eleanor H. Heyward
Mailing Address 4355 Geo' Town Square
Apt 320
Dunwoody GA 30338

Grantee's Name Alain Perez : Dunia Calderon
Mailing Address 2208 Williamsburg Drive
Pelham AL 35124

Property Address 2208 Williamsburg Drive
Pelham AL 35124

Date of Sale 11-21-14

Total Purchase Price \$ 133,000.00

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

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 11-21-14

Print David W. Lewis

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20141202000378960 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
12/02/2014 12:39:33 PM FILED/CERT