


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

  
20150121000021340 1/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
01/21/2015 09:18:41 AM FILED/CERT

*Send Tax Notice to:*  
*Noel Jimenez Garfias*  
*777 Hwy 67*  
*Calera AL 35040*

**CORPORATION FORM WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **NINETY THOUSAND DOLLARS and NO/00 (\$90,000.00)**, to the undersigned grantor, **Accord Properties, Inc.** (herein referred to as **GRANTOR**) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto, **Noel Jimenez-Garfias and Libier Manso-Contreras** (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

Subject to taxes due for 2015 and subsequent years, easements, restrictions, rights of way, and permits of record.

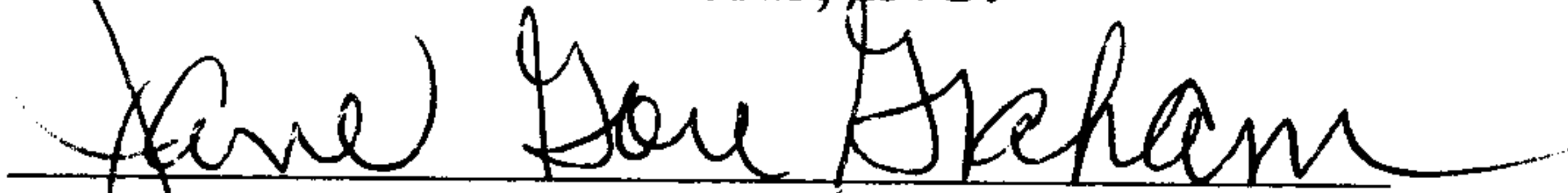
\$72,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said **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, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

**IN WITNESS WHEREOF**, the said **GRANTOR**, by Jane Graham, its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 9th day of January, 2015.

**ACCORD PROPERTIES, INC.**

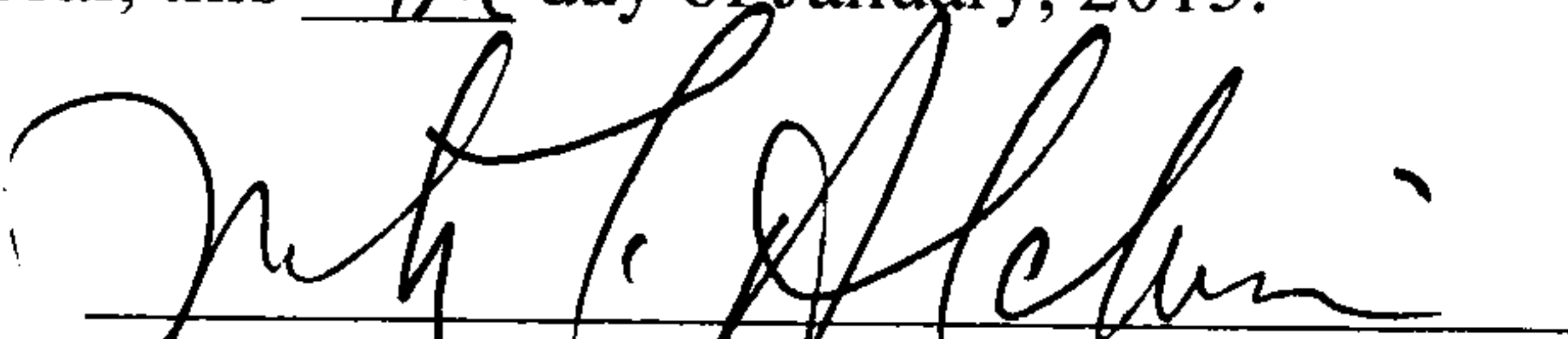
  
**By: Jane Graham, President**

Shelby County, AL 01/21/2015  
State of Alabama  
Deed Tax: \$18.00

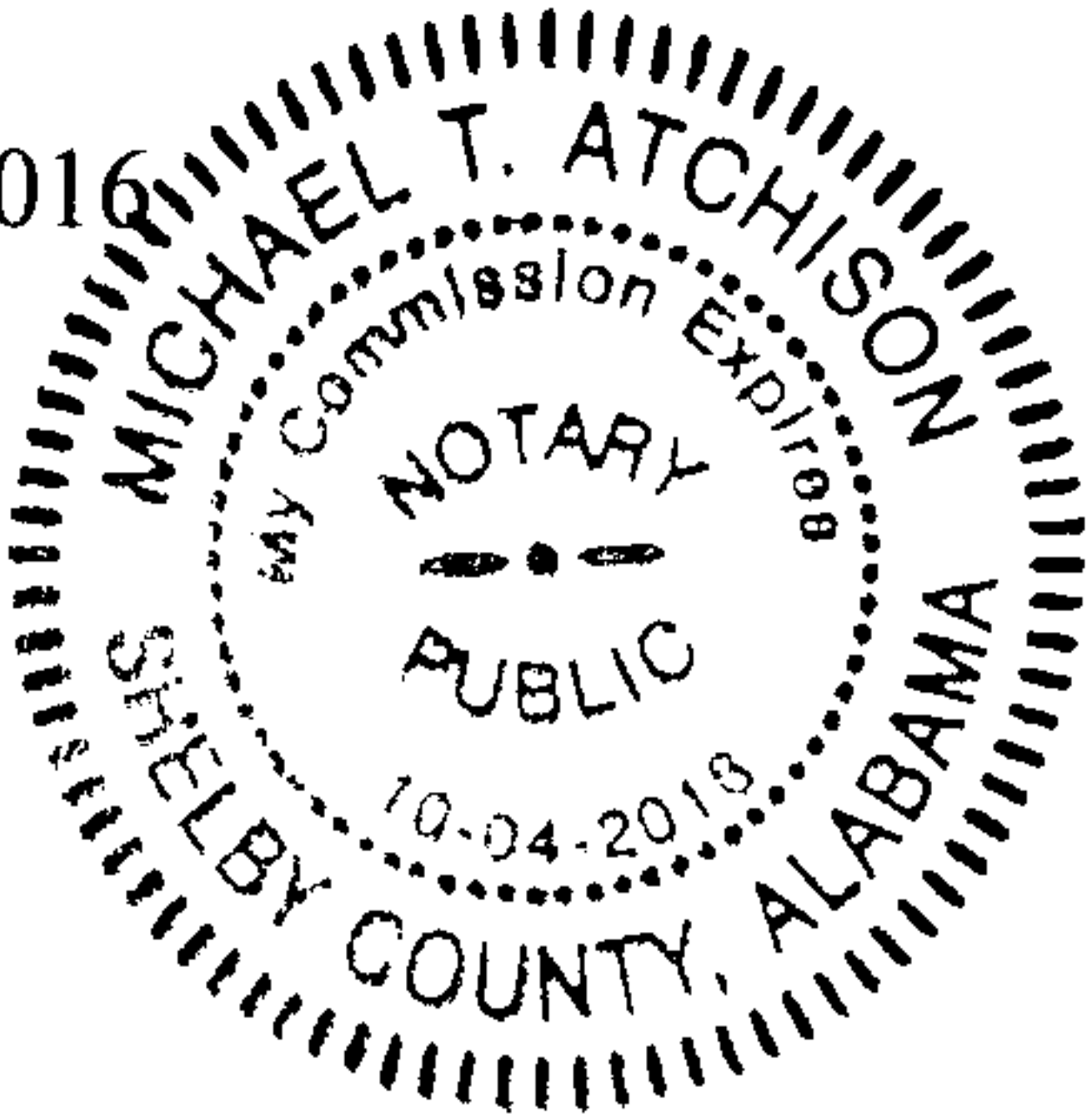
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

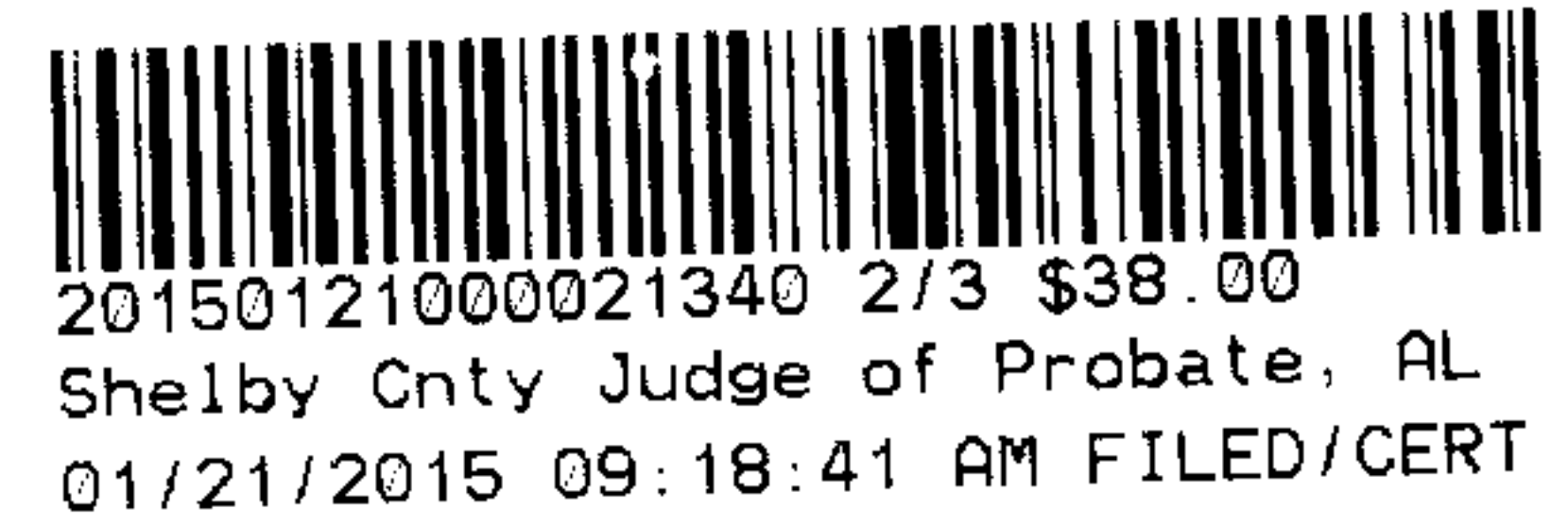
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jane Graham.**, whose names as President of Accord Properties, Inc., are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 9th day of January, 2015.

  
Notary Public  
My Commission Expires: 10/4/2016

(SEAL)





**EXHIBIT A**  
**LEGAL DESCRIPTION**

From the NE corner of the NE  $\frac{1}{4}$  - NE  $\frac{1}{4}$ , Section 11, Township 24 North, Range 13 East, Shelby County, Alabama, run a tie line West 1276.377 feet; thence deflect left 88 degrees 54 minutes 12 seconds and run southerly 277.765 feet to the beginning point of subject lot; from said point, continue said course 251.891 feet; thence deflect left 46 degrees 17 minutes 25 seconds for 479.433 feet to the northwesterly R/W line of Co. Rd. 67; thence deflect left 80 degrees 20 minutes 18 seconds along said R/W line for 300 feet; deflect left 88 degrees 57 minutes 45 seconds for 602.986 feet; deflect left 74 degrees 26 minutes 00 seconds for 251.587 feet, back to the beginning point.

Also known as: Lot 2, according to the survey of O'Neals Acres, Seconds Sector, as recorded in Map Book 19, Page 94, in the Probate Office of Shelby County, Alabama.

# Real Estate Sales Validation Form

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

Grantor's Name Accord Properties  
Mailing Address 988 G. Rd 67  
Calera AL 35040  
Property Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Nori Timonen-Garfias  
Mailing Address 777 Hwy 67  
Calera AL 35040  
Date of Sale 9 Jan 2015  
Total Purchase Price 90,000  
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 of 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 Jan 15

\_\_\_\_\_ Unattested

AC  
(verified by)

Print

Sign

M. K. - Atchison  
[Signature]  
(Grantor/Grantee/Owner/Agent) circle one



20150121000021340 3/3 \$38.00  
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Form RT-1