

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
NORKA J. MARCANA CORDERO
2314 BUCKINGHAM PLACE
HELENA, ALABAMA 35080

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Forty Thousand Five Hundred and 00/100 Dollars (\$140,500.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, DANIEL A. DELGADO, an unmarried person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto NORKA J. MARCANO CORDERO (herein referred to as "Grantee"), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**LOT 7, ACCORDING TO THE SURVEY OF HARBOR TOWNE, AS RECORDED IN
MAP BOOK 13, PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA**

**\$105,000 OF THE CONSIDERATION ABOVE WAS DERIVED FROM A MORTGAGE
LOAN CLOSED SIMULTANEOUSLY HEREWITH**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and her assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and her assigns forever, against the lawful claims of all persons.

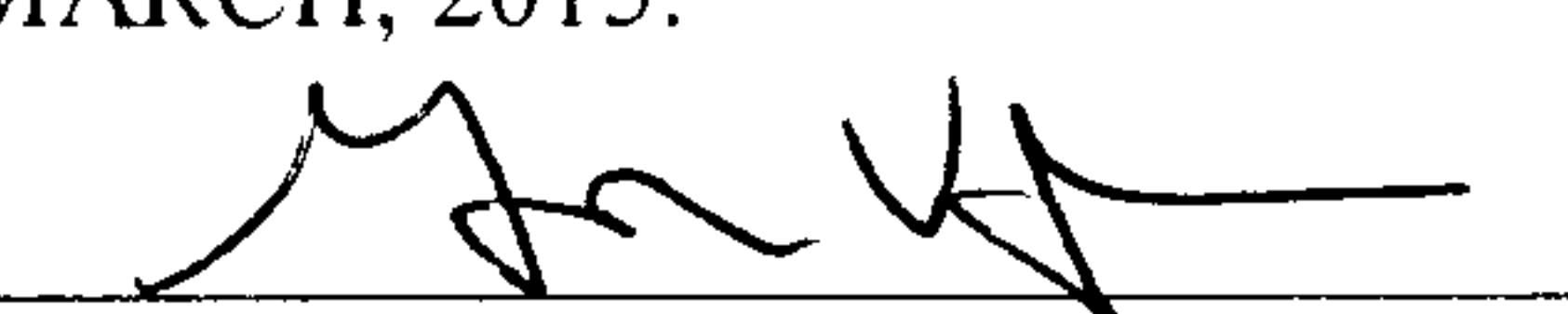
IN WITNESS WHEREOF, the Grantor has hereunto his hands and seals, this 25th day of MARCH, 2015.


DANIEL A. DELGADO

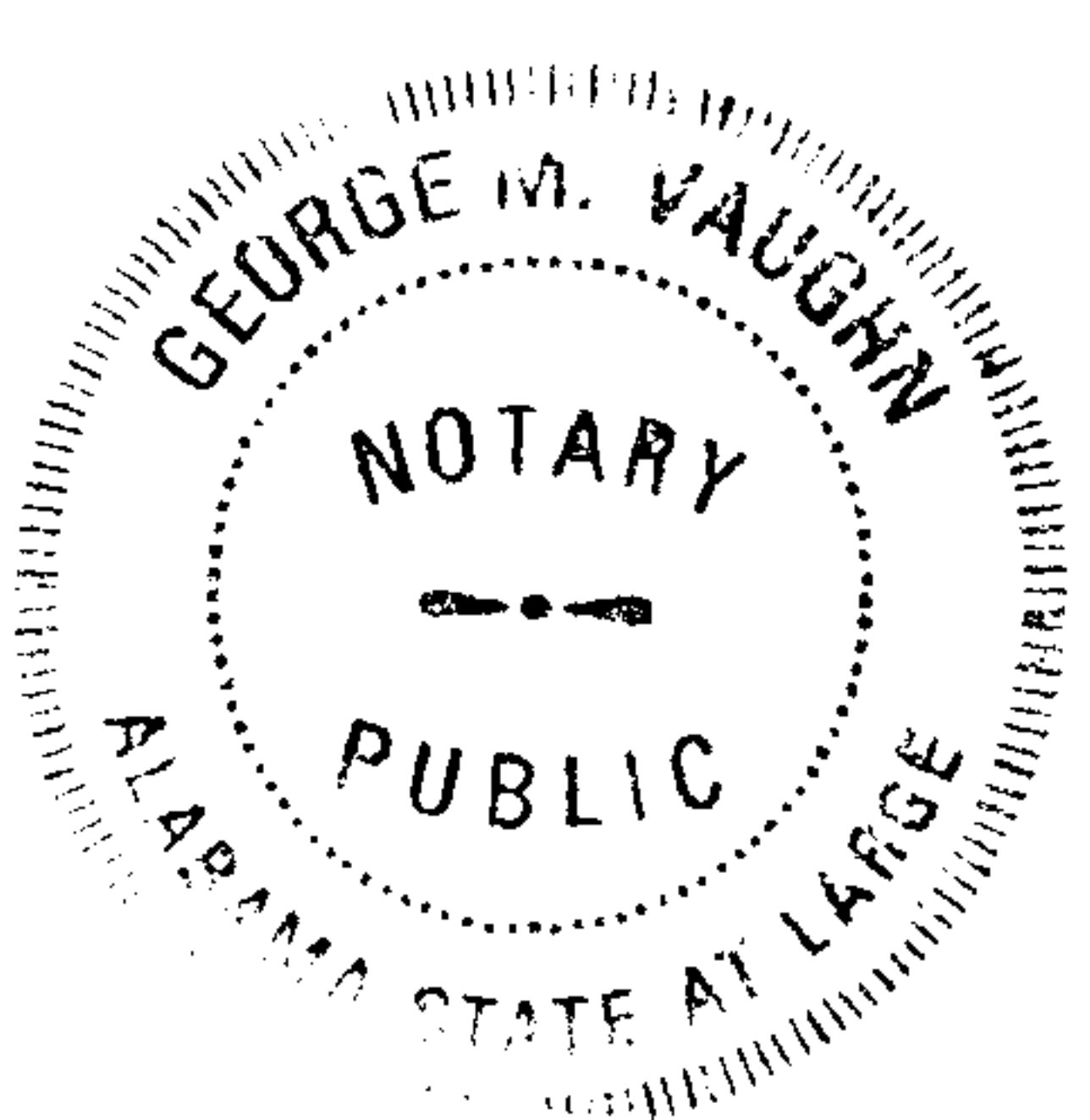
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, DANIEL A. DELGADO, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of MARCH, 2015.


Notary Public

My Commission Expires: 9/18/2017




20150403000106640 1/2 \$52.50
Shelby Cnty Judge of Probate, AL
04/03/2015 03:33:10 PM FILED/CERT

Shelby County, AL 04/03/2015
State of Alabama
Deed Tax: \$35.50

Grantor's Name
Mailing Address

Donald A. Delgado
c/o George Vaughn
302 Cahaba Park Circle Street
Birmingham AL 35041

Property Address

2314 Buckingham Place
Helena, AL 35080

Grantee's Name
Mailing Address

Nicole J. Marion Gordero
2314 Buckingham Place
Helena, AL 35080

Date of Sale 3/25/2015
Total Purchase Price \$ 140,500
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 3/25/2015

Print

George M Vaughn

Sign

(Grantor/Grantee/Owner/Agent) circle one



20150403000106640 2/2 \$52.50
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Unattested