

Send Tax Notice to:  
Alejandro Mondragon Padilla and  
Veronica Camacho Gonzalez  
740 14<sup>th</sup> Ave SW  
Alabaster, Al 35007

Instrument Prepared By:  
  
Patrick E. Kennedy, Esq.  
230 Bearden Road  
Pelham, Alabama 35124

## **GENERAL WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

### **KNOW ALL MEN BY THESE PRESENTS:**

This Deed is made by and between Pernie Gail Isabell, hereinafter called "Grantor", and Alejandro Mondragon Padilla and Veronica Camacho Gonzalez, as joint tenants with rights of survivorship, hereinafter called "Grantee".

The Grantor, for and in consideration of Forty Thousand Dollars and No/100 (\$40,000.00) Dollars, and no other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantee the following described real estate and improvements thereon located in Shelby County, Alabama:


Lot No. 26 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows:

Commence at the intersection of the North Right of Way line of Center Avenue and the West right of way line of Cotton Street; said right of way lines are shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Southwesterly along said right of way line of Center Avenue for 90.48 feet to the point of beginning; thence continue Southwesterly along said right of way line of Center Avenue for 119.30 feet; thence 94 deg. 50 min. 45 sec. right and run Northerly for 110.38 feet; thence 65 deg. 26 min. 15 sec. right and run Northeasterly for 33.97 feet; thence 35 deg. 46 min. right and run Southeasterly for 89.98 feet; thence 77 deg. 47 min. 45 sec. right and run Southerly for 96.67 feet to the point of beginning.

Being situated in Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year of 2015, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

  
20150505000147690 1/3 \$60.00  
Shelby Cnty Judge of Probate, AL  
05/05/2015 02:15:45 PM FILED/CERT

Shelby County, AL 05/05/2015  
State of Alabama  
Deed Tax: \$40.00

2. Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.

3. All existing easements for water, gas, sewer, telephone, and electric lines.

The property herein conveyed is not and never has been the homestead of Grantors.

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns, in fee simple absolute forever.

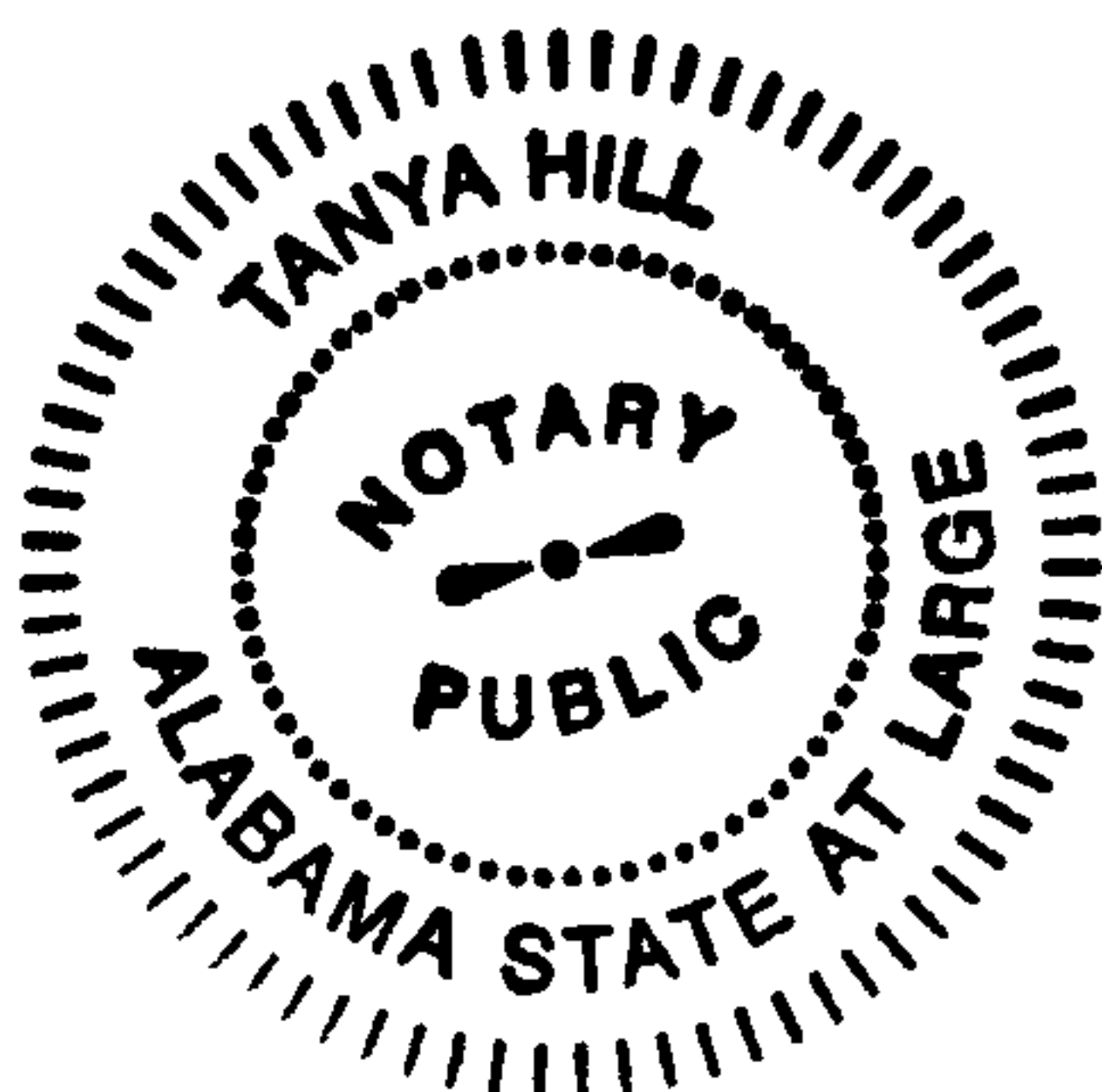
Grantor covenants with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on the 5<sup>th</sup> day of May, 2015.

By: Pernie Gail Isabell  
Pernie Gail Isabell

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said county in said state, hereby certify Pernie Gail Isabell, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this date that, she executed the same voluntarily. Given under my hand and seal this 5<sup>th</sup> day of May, 2015.



Tanya Hill  
Notary Public  
My Commission Expires: 7/2017

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Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Pernie Gail Isabell  
100 Magnolia Circle  
Columbiana, AL 35051

Grantee's Name  
Mailing Address

Alexandro Mondragon Padilla  
Veronica Camacho Gonzalez  
740 14<sup>th</sup> Ave SW  
Alabaster, AL 35007

Property Address

740 14<sup>th</sup> Ave SW  
Alabaster, AL 35007

Date of Sale

5-5-15

Total Purchase Price \$

40,000<sup>00</sup>

or

Actual Value

\$

or

Assessor's Market Value \$



20150505000147690 3/3 \$60.00  
Shelby Cnty Judge of Probate, AL  
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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 General Warranty Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Property Address

## 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

5/5/15

Print

Alexandro Mondragon Padilla

Sign

Alex M P

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1