

This Instrument was Prepared by:

Send Tax Notice To: Maria G. Zavala

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

127 Kentwood Trail  
Alabaster AL 35007

File No.: S-15-22230

WARRANTY DEED



20150625000213140 1/2 \$42.00  
Shelby Cnty Judge of Probate, AL  
06/25/2015 08:20:50 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Lou E. Frazier**, a single (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Maria G. Zavala**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Begin at the NW corner of Lot 11, R.E. Whaley's Map of the Town of Maylene as recorded in Map Book 3, Page 75 in the Shelby County Probate Office; thence South along the West line of said Lot 11 for 132.79 feet to the SW corner thereof; thence right 90 degrees 0 minutes in a westerly direction 42.00 feet; thence right 61 degrees 53 minutes in a northwesterly direction 149.19 feet; thence right 118 degrees 01 minute in an easterly direction 110.00 feet to the point of beginning.

**Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22nd day of June, 2015.

Lou E. Frazier

Shelby County, AL 06/25/2015  
State of Alabama  
Deed Tax: \$25.00

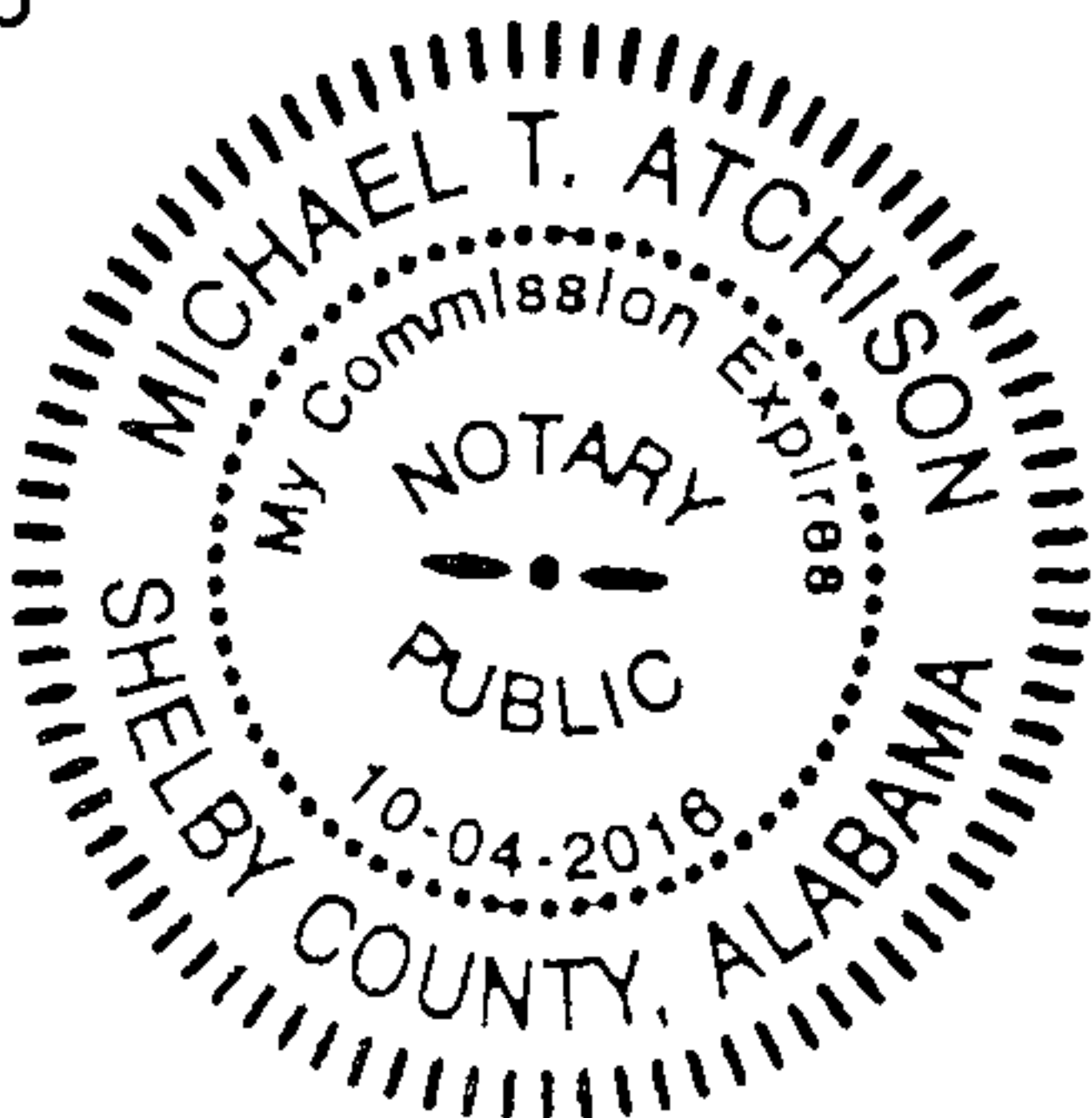
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Lou E. Frazier, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of June, 2015.

Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016



# Real Estate Sales Validation Form

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

Grantor's Name Lou E. Frazier  
Mailing Address 114 Old Spanish Trail  
Alabaster AL 35007

Grantee's Name Maria G. Zavala  
Mailing Address 127 Kentwood Trail  
Alabaster AL 35007

Property Address 277 Maylene Lane  
Maylene, AL 35114

Date of Sale June 22, 2015  
Total Purchase Price \$25,000.00

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)

|                                                    |                                    |
|----------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <input type="checkbox"/> Closing Statement         |                                    |

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 June 19, 2015

Print Lou E. Frazier

Unattested  
(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one

  
20150625000213140 2/2 \$42.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1