


This instrument was prepared by
Name Larry L. Halcomb, Attorney
Address 15 Office Park Circle, Suite#100
Birmingham, AL 35223

SEND TAX NOTICE TO:
Name Hector N. Argueta
Maria D. Herrera De Argueta
Address 162 Jasmine Drive
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20150626000214850 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
06/26/2015 10:33:05 AM FILED/CERT

STATE OF ALABAMA }
KNOW ALL MEN BY THESE PRESENTS,
JEFFERSONCOUNTY }

That in consideration of **One Hundred Fifteen Thousand and no/100 DOLLARS (\$115,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Darrell E. Mansfield, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Hector N. Argueta and Maria D. Herrera De Argueta

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 4, according to the Survey of Revised Meadows Plat 2, as recorded in Map Book 20, Page 26, in the Probate Office of Shelby County, Alabama.

Minerals and Mining rights excepted.

Subject to taxes for 2015.

Subject to easements, building lines and restrictions, of record.

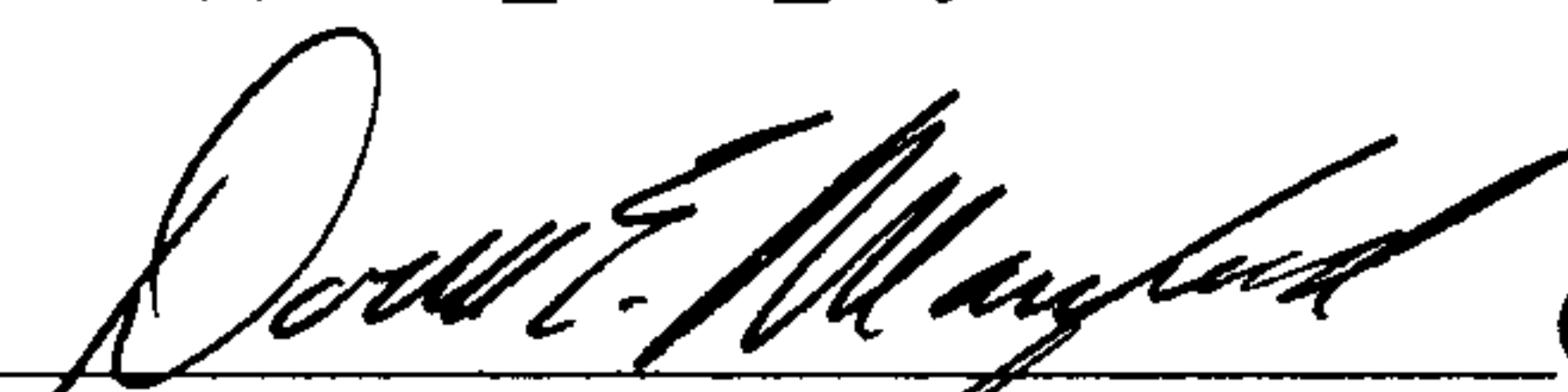
\$112,917.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right to 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, 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 persons.

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

_____(Seal)



_____(Seal)
Darrell E. Mansfield

Shelby County, AL 06/26/2015
State of Alabama
Deed Tax: \$2.50

STATE OF ALABAMA }
JEFFERSON_ COUNTY }

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that **Darrell E. Mansfield , a single man**, whose names 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 executed the same voluntarily on the day the same bears date.

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



Notary Public-Larry L. Halcomb
My commission expires: 1/23/18

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name	Darrell E. Mansfield	Grantee's Name	Hector N. Argueta Maria D.Herrera De Argueta
Mailing Address	162 Jasmine Drive Alabaster, AL 35007	Mailing Address	162 Jasmine Drive Alabaster, AL 35007
Property Address	162 Jasmine Drive Alabaster, AL 35007	Date of Sale	June ____, 2015.
		Total Purchase Price	\$115,000.00
		Or	
		Actual Value	
		Or	
		Assessor's Market Value	



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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)

<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 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: June 22, 2015 Print: Larry L. Halcomb

____ Unattested _____
(Verified by)

Sign :

Agent