

20150810000275530

08/10/2015 11:20:34 AM

DEEDS 1/4

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Deici Zavala & Mariela Bautista-Bucio

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, TACALA, LLC, a Delaware limited liability company, by Michael Border, Vice President and authorized officer (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, DEICI ZAVALA and MARIELA BAUTISTA-BUCIO (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

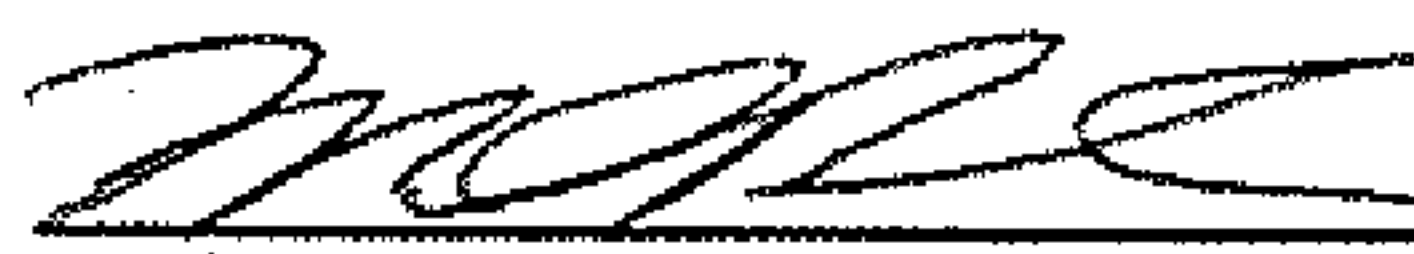
Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$120,000.00 of the above-recited purchase price was paid this a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 7th day of August, 2015.



TACALA, LLC, a Delaware limited liability company,
By its Vice President and Authorized Officer,
MICHAEL BORDER

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that MICHAEL BORDER, Vice President and Authorized Officer of TACALA, LLC, a Delaware limited liability company, 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 instrument, he, as Vice President and Authorized Officer and with full authority, executed the same voluntarily on behalf of the limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of August, 2015.



NOTARY PUBLIC

My commission expires:

1/5/2019

Susan H Jernigan

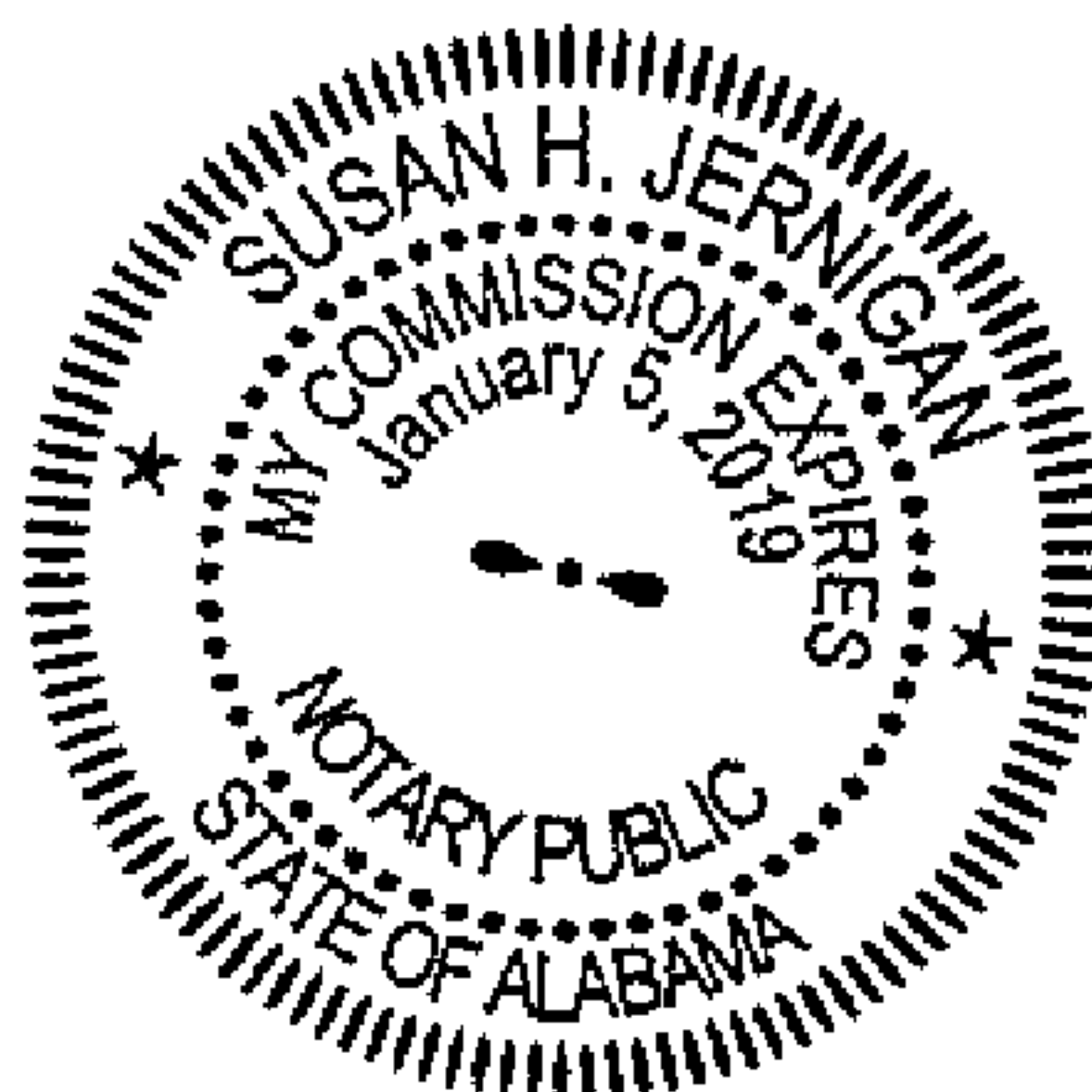


Exhibit A, Legal Description

A part of Lot 12, Block 1, George's Subdivision of Keystone as recorded in Map Book 3, page 63 and a part of Lot 1, Block 4, Sector Two, of a Resurvey of George's Subdivision of Keystone, as recorded in Map Book 4, page 11, in the Probate Office of Shelby County, Alabama, and situated in the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of said Lot 1, Block 4; thence South $13^{\circ}39'30''$ West for 221.86 feet to a point on the Northerly right of way line of Brown Circle said point being on a curve having a radius of 261.24 feet; thence turn right $61^{\circ}50'53''$ to tangent and run thence Southwesterly and Westwardly along the arc of said curve as it curves to the right and along said right of way line for 62.51 feet; thence South $89^{\circ}13'$ West and along said right of way line for 120 feet to a point on the Southeasterly right of way line of U.S. Highway #31; thence North $13^{\circ}39'39''$ East and along last said right of way line for 99.53 feet; thence North $89^{\circ}13'$ East for 120 feet to a point on the Northwesternly line of said Lot 1, Block 4; thence North $13^{\circ}39'30''$ East for 130.02 feet; thence North $89^{\circ}13'$ East for 60 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	<u>TACALA, LLC</u>	Grantee's Name	<u>DEICI ZAVALA and MARIELA BAUTISTA-BUCIO</u>
Mailing Address	<u>3750 CORPORATE WOODS DRIVE</u> <u>VESTAVIA HILLS, AL 35242</u>	Mailing Address	<u>3305 LORNA ROAD, SUITE 11</u> <u>HOOVER, AL 35216</u>
Property Address	<u>1556 1ST STREET NORTH</u> <u>ALABASTER, AL 35007</u>	Date of Sale	<u>August 7, 2015</u>
		Total Purchase Price	<u>\$180,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 August 7, 2015

Print Malcolm S. McLeod

☐ Unattested


(verified by)

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

My Commission Expires
March 8th, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/10/2015 11:20:34 AM
\$83.00 CHERRY
20150810000275530

