

TITLE EXAMINED
LEGAL DESCRIPTION FURNISHED BY GRANTOR
Prepared by
Joel C. Watson, Attorney at Law
1240 1st N. Suite 102, Alabaster, Alabama 35007

WARRANTY DEED, TO INDIVIDUALS WITH RIGHT OF SURVIVORSHIP,

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of FIFTEEN THOUSAND DOLLARS AND NO\100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

EARNEST WORTHEY AND WIFE CALLIE WORTHEY (herein referred to as grantors) do grant, bargain, sell and convey unto
FEDERICO MUNOZ MOLINA AND
OLGA GUADALUPE ROCHIN RUIZ(herein referred to as Grantees) the following described real estate, IN SHELBY COUNTY, ALABAMA to wit:

SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION
THIS IS NOT THE HOMESTEAD OF THE GRANTORS

Subject to Easements, Restrictions and Rights of Way and Mortgages of Record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such SURVIVOR forever, together with every contingent remainder and right of reversion.

ELEVEN THOUSAND OF THE ABOVE CONSIDERATION WAS PAID BY PURCHASE MONEY NOTE AND MORTGAGE EXECUTED SIMULTANEOUSLY.

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 GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
27th day of August, 2015.

WITNESS:

Shelby County, AL 09/01/2015
State of Alabama
Deed Tax: \$4.00



20150901000304250 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
09/01/2015 08:12:12 AM FILED/CERT

EXHIBIT "A"

Lot 13, according to the Plat of the Town of Aldrich, as recorded in Map Book 3, Page 4, in the Probate Office of Shelby County, Alabama, and also according to map entitled Thomas' Addition to the Map of the Town of Aldrich, as recorded in Map Book 3, Page 52, in the Probate Office of Shelby County, Alabama.



20150901000304250 3/4 \$27.00
Shelby Cnty Judge of Probate, AL
09/01/2015 08:12:12 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Ernest Worthey &
Mailing Address Callie Worthey
165 Hwy 204
Montevallo, AL 35115

Grantee's Name Fabrizio Mendez Molina &
Mailing Address 345 Hwy 204
Montevallo, AL 35115

Property Address 345 Hwy 204
Montevallo, AL 35115

Date of Sale 8/27/15
Total Purchase Price \$ 15,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20150901000304250 4/4 \$27.00
Shelby Cnty Judge of Probate, AL
09/01/2015 08:12:12 AM FILED/CERT

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 8/27/15

Print Ernest Worthey Callie Worthey

Unattested Kay Barker

Sign Ernest Worthey Callie Worthey

(verified by)
Notary Public
My Commission
EXPIRES: 12/13/15

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1