

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Maria Sarai Gutierrez  
~~3550XAVE SE~~ 28501 SW 152 Ave Lot 264  
~~Alabaster, AL 35007~~ Homestead, FL 33033

  
20150915000323020 1/2 \$52.50  
Shelby Cnty Judge of Probate, AL  
09/15/2015 12:15:30 PM FILED/CERT

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Thirty-Five Thousand One Hundred Twenty And No/100 Dollars (\$35,120.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Delia Bell Threatt, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Maria Sarai Gutierrez (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

That part of the SW 1/4 of the NW 1/4 of Section 1, Township 21, Range 3 West, Shelby County, Alabama, described as follows: Run 88 yards South from the Northwest corner of said 1/4 - 1/4 Section to Liberty Road; thence East along the North side of said road 30 yards; thence continue to run East along the North side of said road for 35 yards to the point of beginning of the land herein conveyed; thence North 70 yards; thence East 35 yards; thence South 70 yards; thence West 35 yards to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Delia Bell Threatt is the surviving Grantee within that Deed recorded in Official Records Book 293, Page 531, Homer Lee Threatt having died on or about April 18, 2002.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on September 9, 2015.

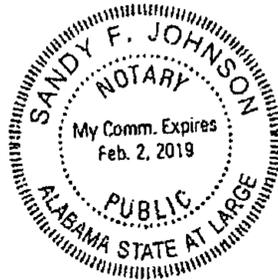
  
Delia Bell Threatt by Harold E. Threatt,  
her Attorney-in-Fact

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold E. Threatt, as Attorney in Fact for Delia Bell Threatt, 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 conveyance he/she, in his/her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 9th day of September, 2015.

  
Notary Public  
My commission expires:



FILE NO.: TS-1501951

Shelby County, AL 09/15/2015  
State of Alabama  
Deed Tax: \$35.50

Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Delia Bell Threatt  
Mailing Address 85 5th Ave SE  
Alabaster, AL 35007

Grantee's Name Maria Sarai Gutierrez  
Mailing Address 28501 SW 152 Ave Lot 2164  
North Shore, FL 33033

Property Address 85 5th Ave SE  
Alabaster, AL 35007

Date of Sale September 9, 2015  
Total Purchase Price \$35,120.00  
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)

Bill of Sale  Appraisal  
 Sales Contract  Other: \_\_\_\_\_  
 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 - Delia Bell Threatt, 85 5th Ave SE, Alabaster, AL 35007.

Grantee's name and mailing address - Maria Sarai Gutierrez, . .

Property address - 85 5th Ave SE, Alabaster, AL 35007

Date of Sale - September 9, 2015.

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: September 9, 2015

Sign [Signature]  
Agent



20150915000323020 2/2 \$52.50  
Shelby Cnty Judge of Probate, AL  
09/15/2015 12:15:30 PM FILED/CERT