

20151123000402500 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
11/23/2015 10:24:23 AM FILED/CERT

STATE OF ALABAMA) **SEND TAX NOTICE TO:**
)
COUNTY OF SHELBY) Mario Portillo
 760 15th Street
 Calera, AL 35040

THIS INSTRUMENT PREPARED BY: W. Eric Pitts, W. Eric Pitts, L.L.C. PO Box 280, Alabaster, AL 35007. No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that V. L. Wood, Trustee of The Wood Living Trust, dated March 2, 2006; V. L. Wood, as Personal Representative of the Estate of Charlotte Drake Wood aka CC Wood, deceased, Shelby County Probate Case No. PR-2015-000639 and Vertice L. Wood, Jr., a single man (hereinafter "GRANTORS"), for and in consideration of the sum of **\$60,000.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Mario Portillo (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

Lots 2 and 3, Block 51, according to the Map of J.H. Dunstan's Survey of the Town of Calera, Alabama, as recorded in Map Book 0, Page 01, in the Probate Office of Shelby County, Alabama.

\$54,000.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

***Vertice L. Wood, Jr., is one and the same person as Vertice C. Wood, Jr., grantee in Instrument No. 20061129000579140**

*Charlotte Drake Wood aka CC Wood is one and the same person as Charlotte D. Wood, grantee in Instrument Nos. 20050726000373610 and 20061129000579140

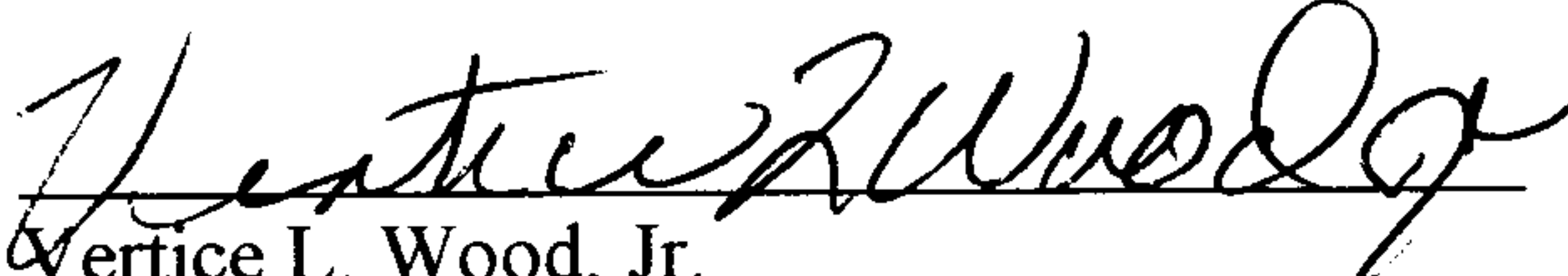
SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

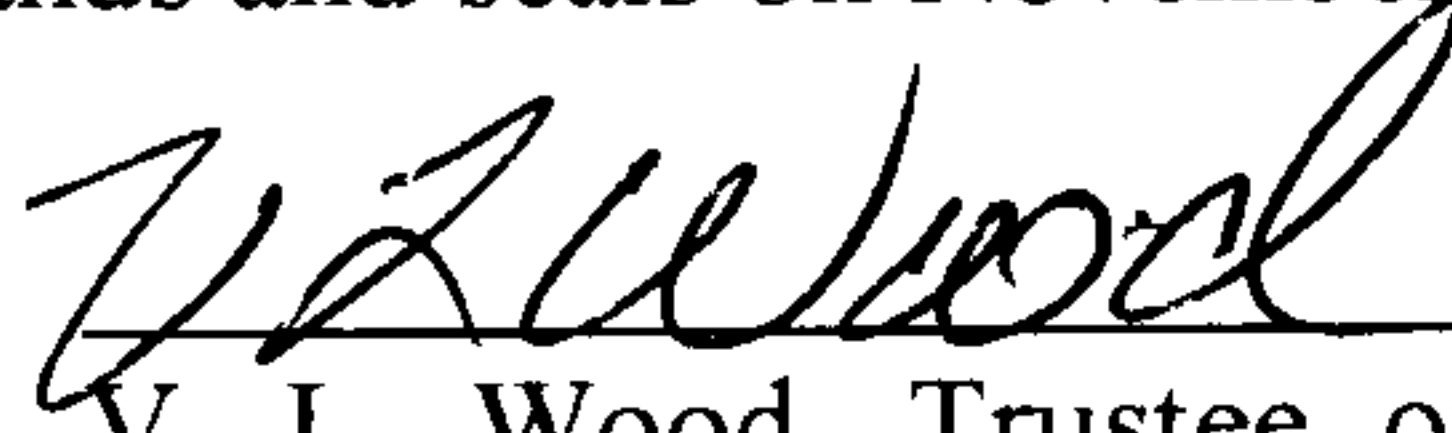
TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

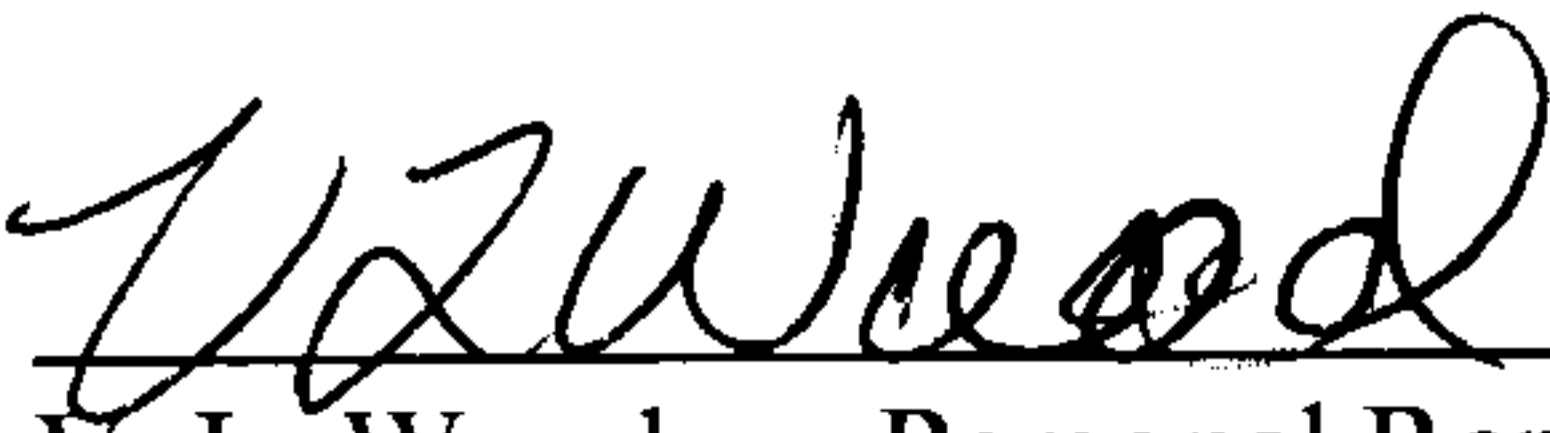
GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTORS are at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.


Shelby County: AL 11/23/2015
State of Alabama
Deed Tax: \$6.00

GRANTORS HAVE HERETO set their hands and seals on November 11, 2015.


Vertice L. Wood, Jr.


V. L. Wood, Trustee of The Wood Living
Trust, dated March 2, 2006


V. L. Wood, as Personal Representative of the
Estate of Charlotte Drake Wood aka CC Wood


20151123000402500 2/3 \$27.00
Shelby Cnty Judge of Probate, AL
11/23/2015 10:24:23 AM FILED/CERT

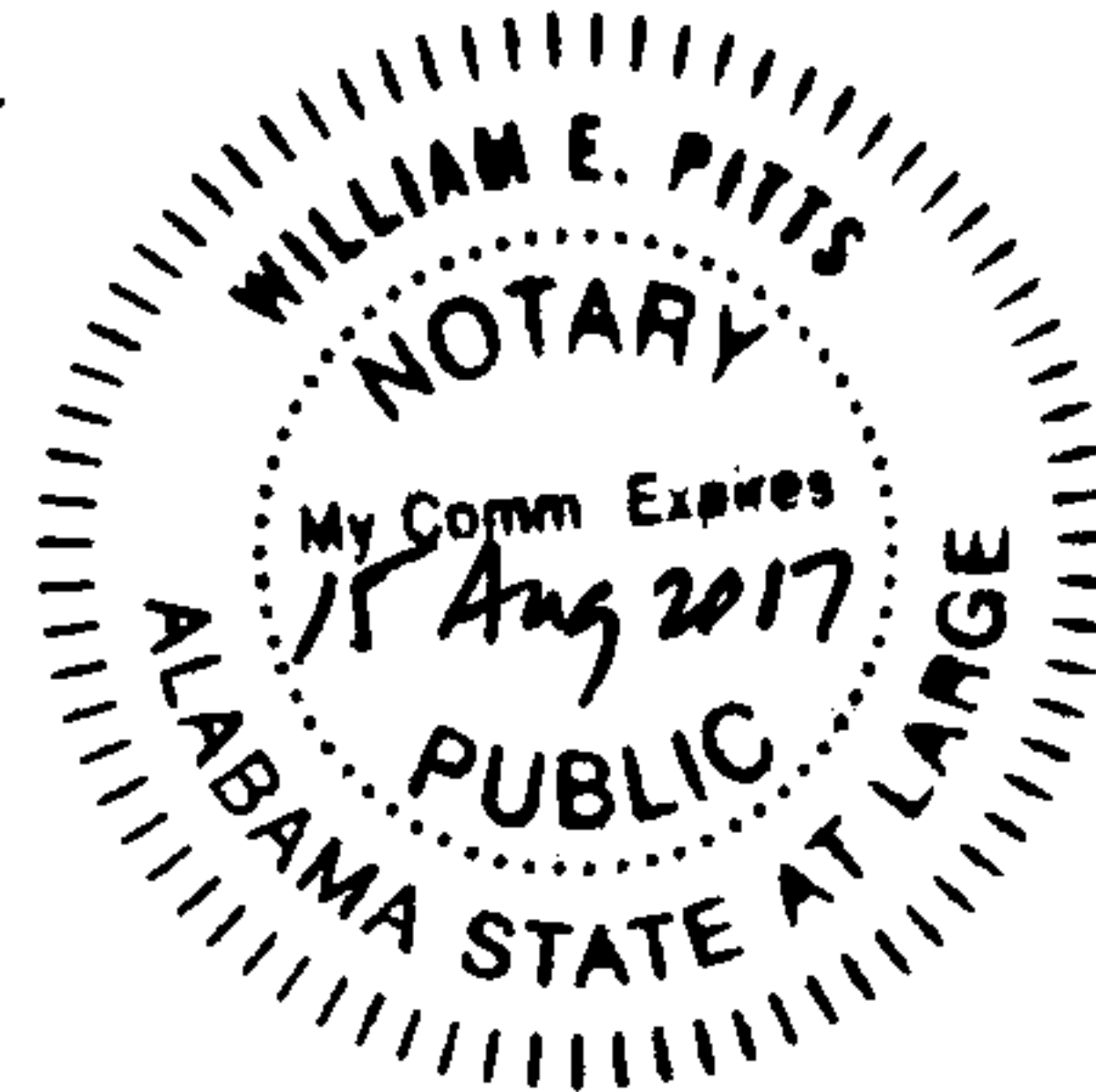
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Vertice L. Wood, Jr. and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on November 11, 2015.

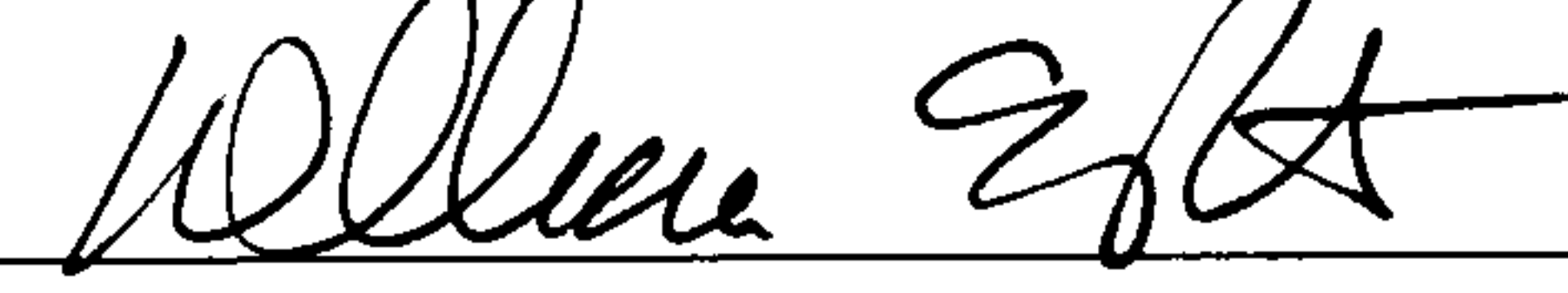

NOTARY PUBLIC

**STATE OF ALABAMA
COUNTY OF SHELBY**

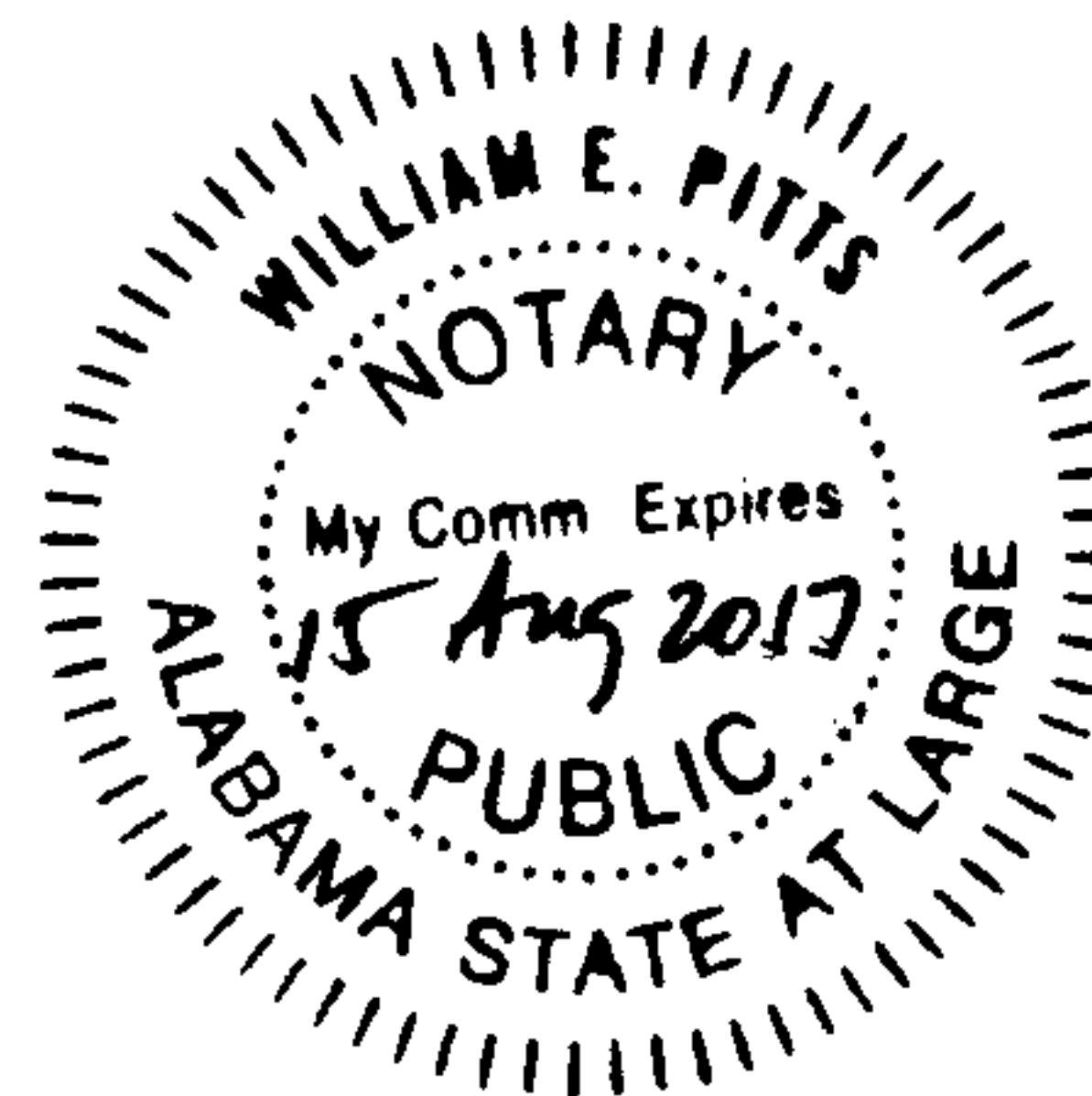


I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Vertice L. Wood, Jr. whose name is signed to the foregoing instrument as Trustee of The Wood Living Trust dated March 2, 2006, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he executed the same voluntarily and as such Trustee acting with full authority on the day and year set forth above.

GIVEN UNDER MY HAND, on November 11, 2015.



NOTARY PUBLIC

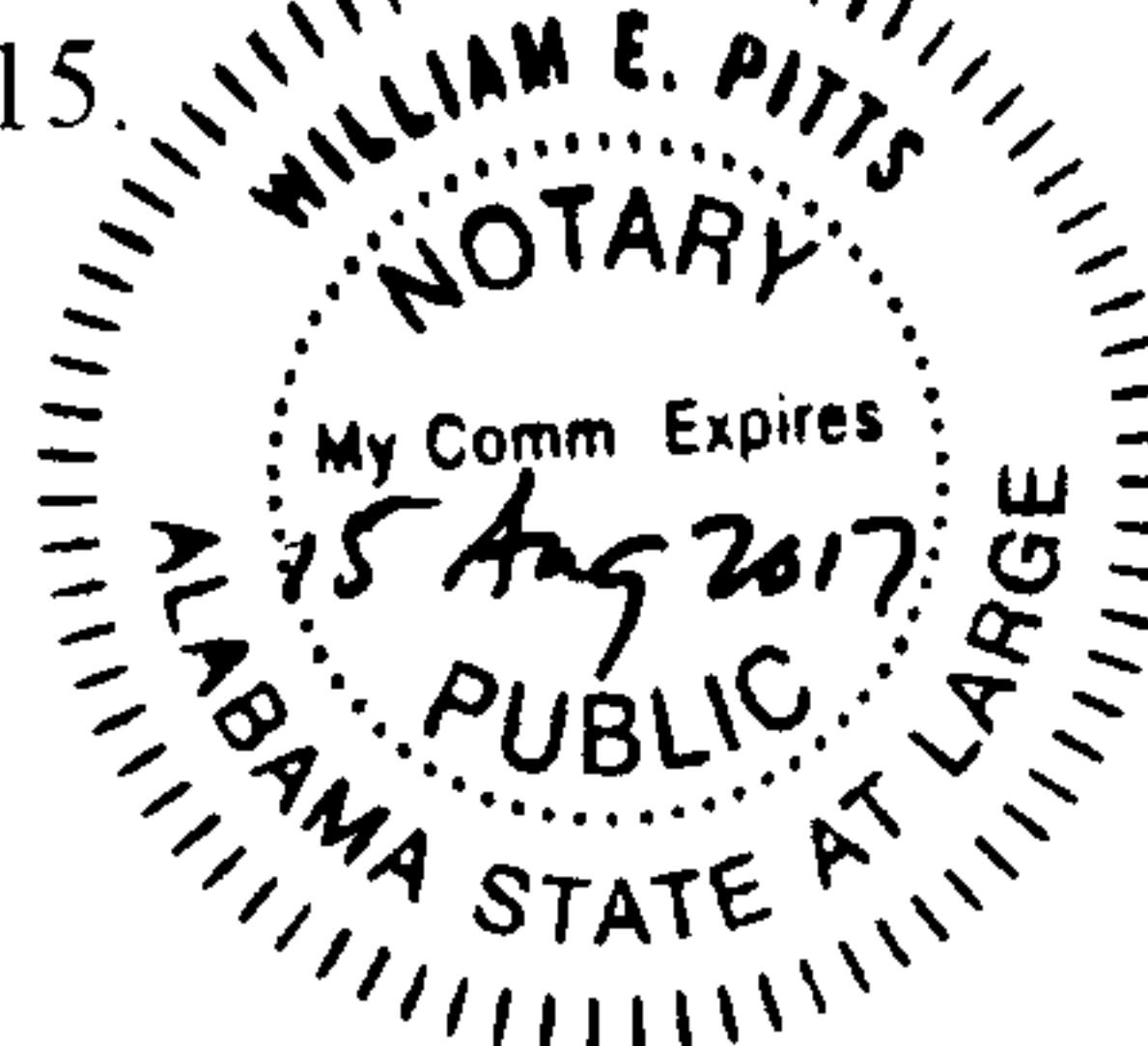
**STATE OF ALABAMA
COUNTY OF SHELBY**



I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that V. L. Wood whose name is signed to the foregoing instrument as Personal Representative of the Estate of Charlotte Drake Wood aka CC Wood, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he executed the same voluntarily and as such Personal Representative acting with full authority on the day and year set forth above.

GIVEN UNDER MY HAND, on November 11, 2015.


NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name Vertice L. Wood, Jr.
Mailing Address 2195 Smokey Road
Alabaster, AL 35007

Grantee's Name Mario Portillo
Mailing Address 760 15th Street
Calera, AL 35040

Property Address 760 15th Street
Calera, AL 35040

Date of Sale November 11, 2015
Total Purchase Price \$ 60,000.00

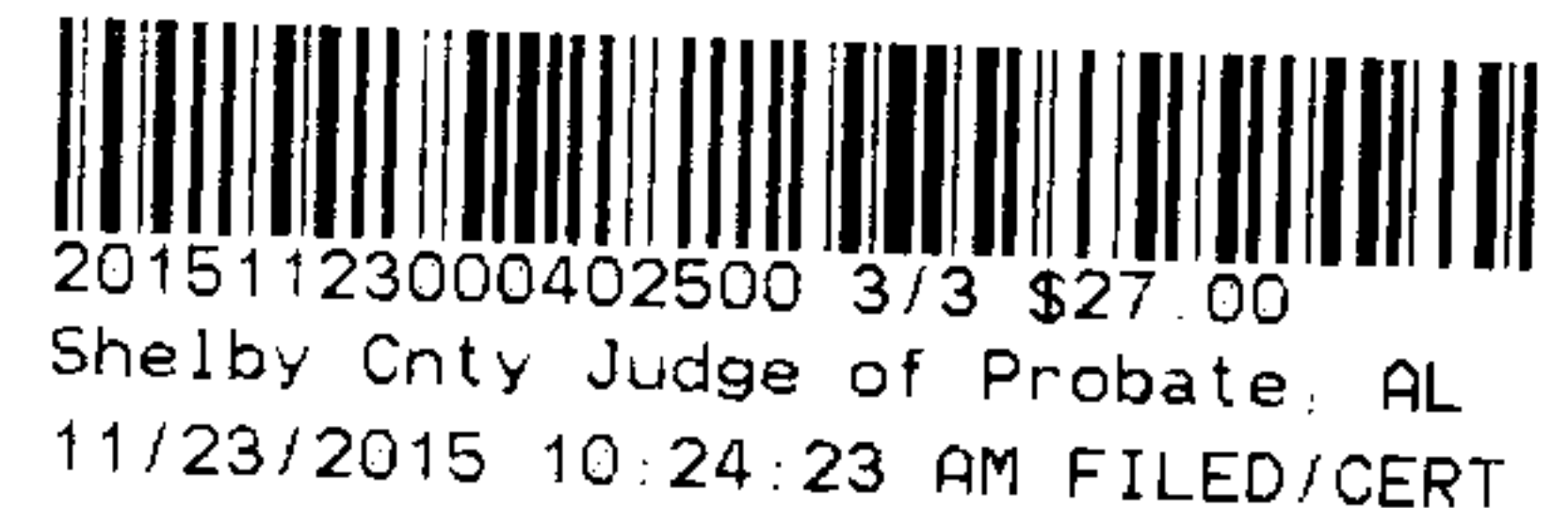
or
Actual Value \$

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)

☐ 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 November 11, 2015

Print Wendy Pitts

Unattested

Sign Wendy Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1