

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

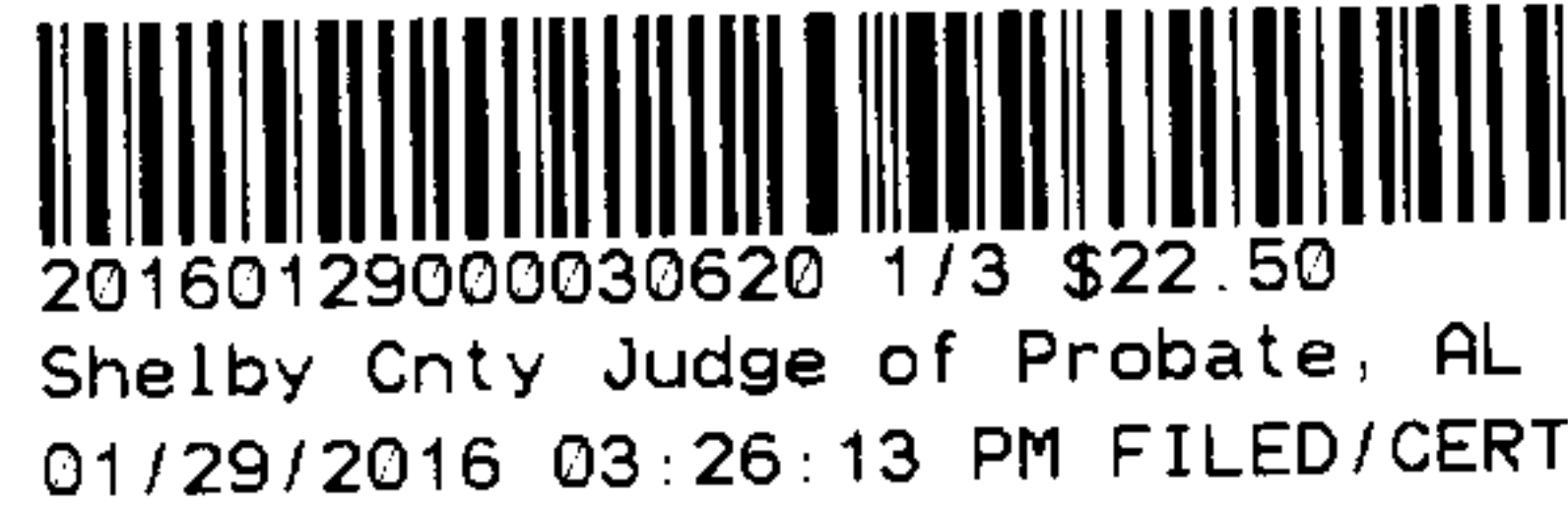
Send Tax Notice To:
CARLOS ALFREDO ROSA SOLIS

130 PARK PLACE CIR
ALABASTER, AL 35007

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty-Two Thousand Five Hundred and 00/100 Dollars (\$122,500.00)* to the undersigned Grantor, JENNIFER SCHOLL AKA JENNIFER MARIE WISE, AN UNMARRIED WOMAN (hereinafter referred to as Grantor, whose mailing address is 130 PARK PLACE CIR, ALABASTER, AL 35007), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto CARLOS ALFREDO ROSA SOLIS AND FLORENTINO LARA, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 8, ACCORDING TO THE SURVEY OF PARK PLACE, THIRD ADDITION, AS RECORDED IN MAP BOOK 17, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 130 PARK PLACE CIR, ALABASTER, AL 35007

JENNIFER SCHOLL AND JENNIFER MARIE WISE (JENNIFER SCHOLL AKA JENNIFER MARIE WISE) ARE ONE AND THE SAME PERSON

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

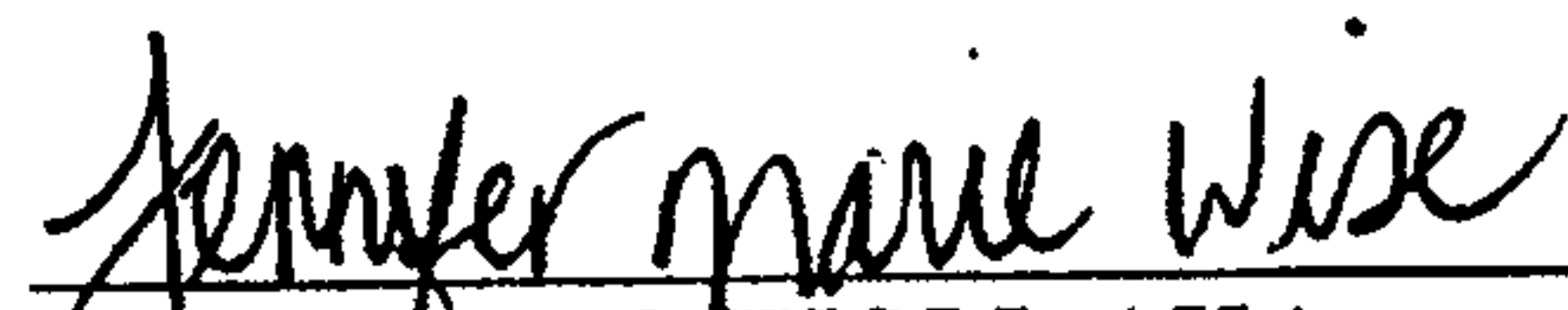
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Building line as shown by recorded map
5. Easement as shown by recorded map
6. Restrictions as shown by recorded map
7. Restrictions appearing of record in Instrument 1993-24491
8. Right of way granted to Alabama Power Company by instrument recorded in Real 84, page 189 and Volume 333, page 385

\$120,280.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, 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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 28th day of January, 2016.



JENNIFER SCHOLL AKA
JENNIFER MARIE WISE

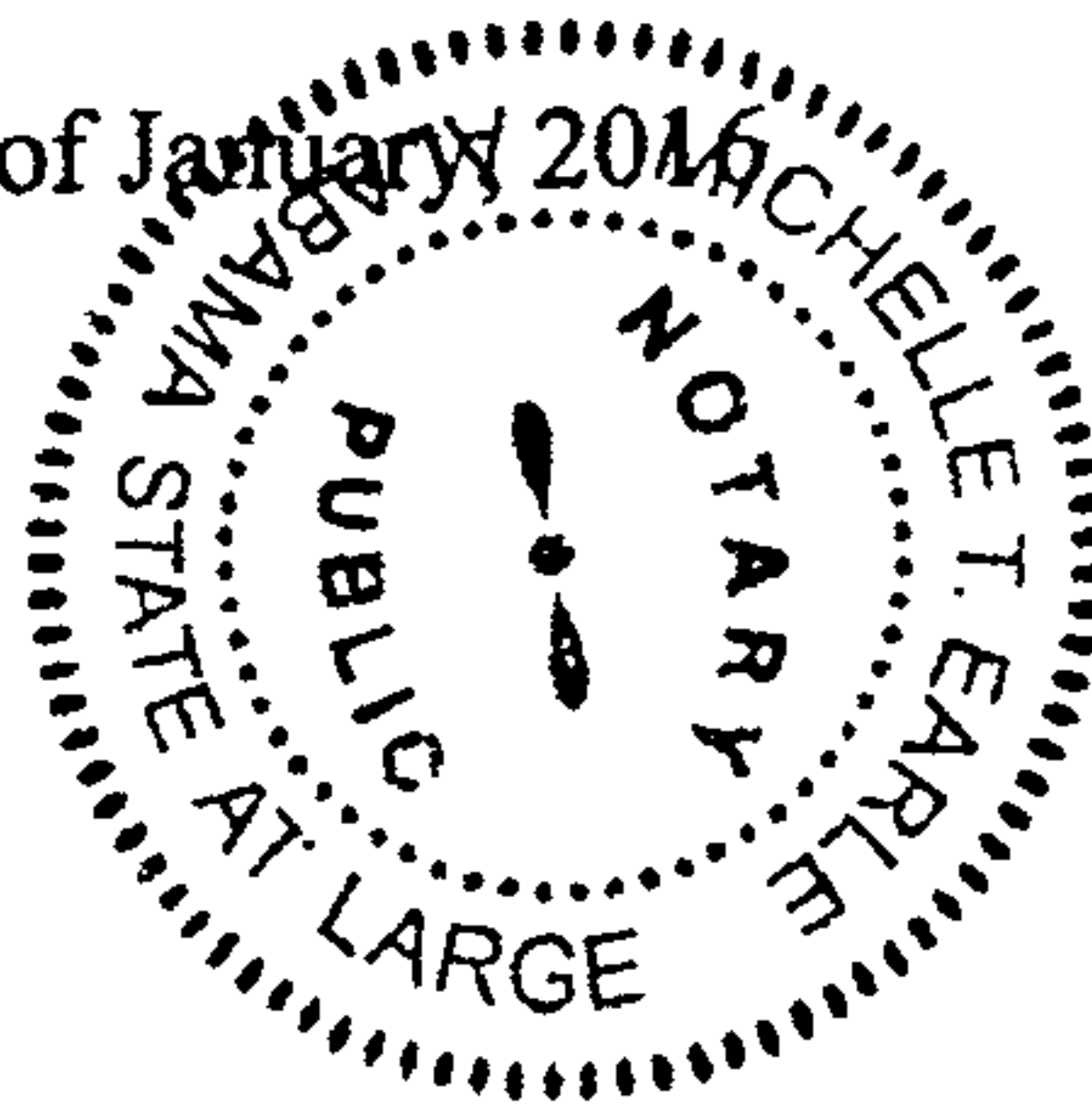
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JENNIFER SCHOLL AKA JENNIFER MARIE WISE, AN UNMARRIED WOMAN, 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, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 28th day of January 2016



NOTARY PUBLIC



My Commission Expires: 11-8-18


20160129000030620 2/3 \$22.50
Shelby Cnty Judge of Probate, AL
01/29/2016 03:26:13 PM 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: JENNIFER SCHOLL
Mailing Address: 130 PARK PLACE CIR
ALABASTER, AL 35007

Grantee's Name: CAROLS ALFREDO ROSA SOLIS
Mailing Address: 130 PARK PLACE CIR
ALABASTER, AL 35007

Property Address: 130 PARK PLACE CIR
ALABASTER, AL 35007

Date of Sale: January 28th, 2016
Total Purchase Price: (\$122,500.00)
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
- Closing Statement
- Appraisal
- Other Tax Assessment

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: 1/28/16
 Unattested

Sign

Print: Laura L. Barnes, Closing Attorney

Grantor/Grantee/Owner/Agent (circle one)

