

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Alejandra Guadalupe Hernandez**  
**113 Brookhollow Way**  
**Pelham AL 35124**

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**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **THIRTY THREE THOUSAND DOLLARS and NO/00 (\$33,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***James Preston Rogers and wife, Juanita Rogers*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Alejandra Guadalupe Hernandez*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

***See attached Exhibit A for Legal Description.***

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

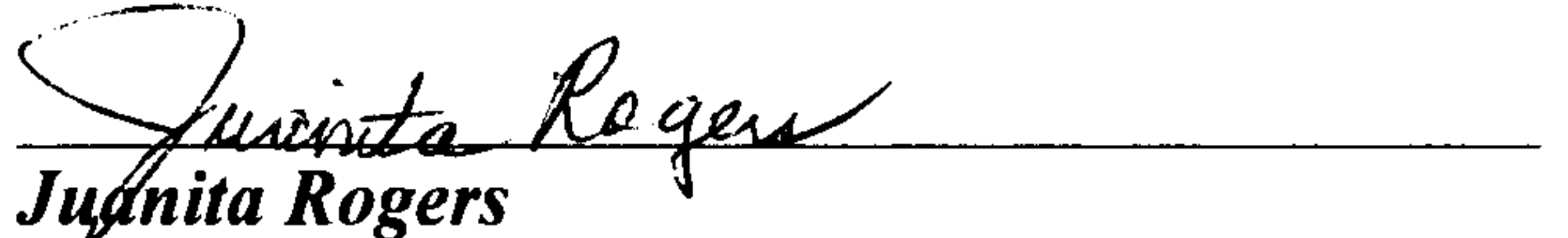
This property constitutes no part of the homestead of the Grantors.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 19<sup>th</sup> day of February, 2016.

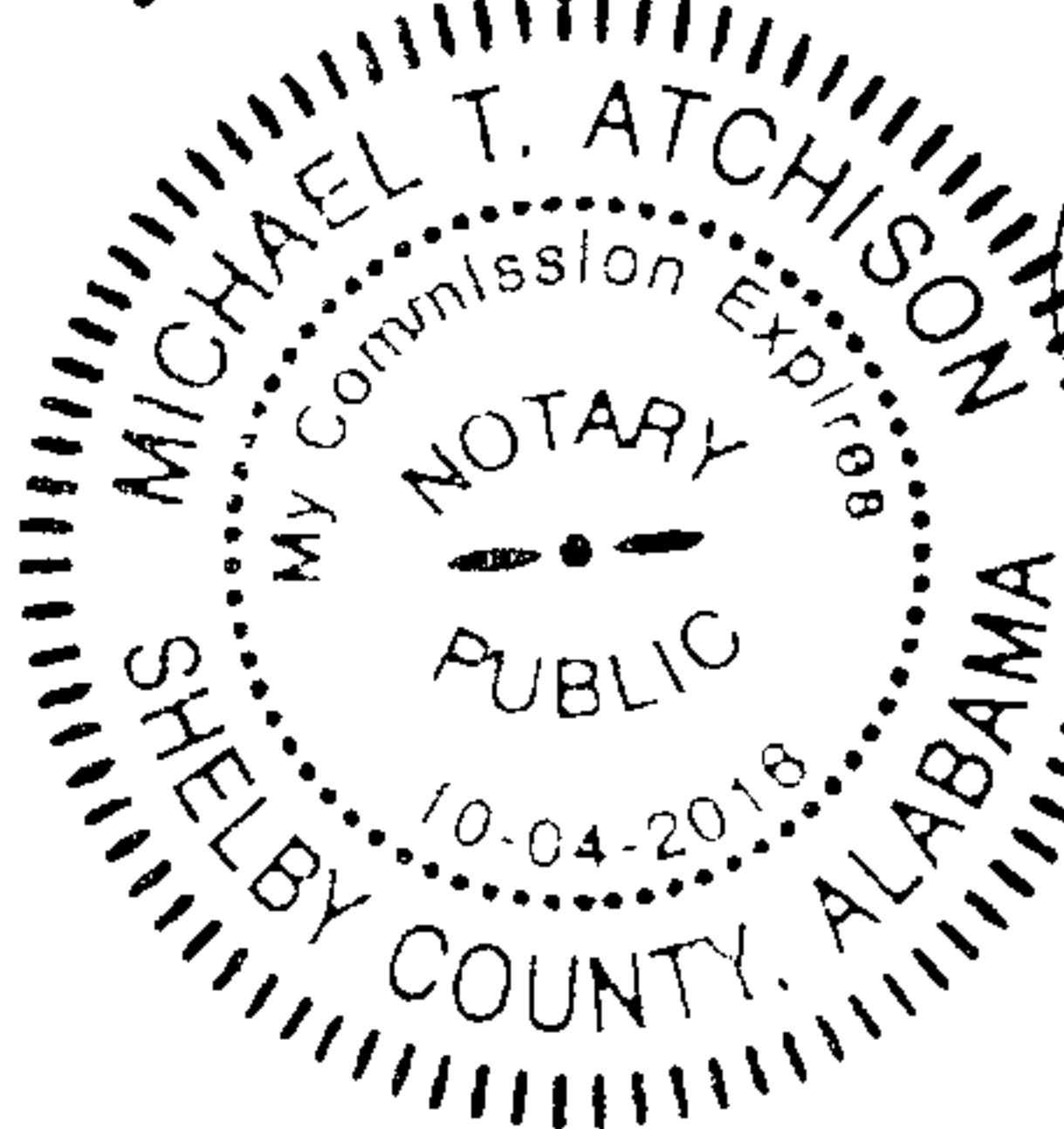
  
**James Preston Rogers**

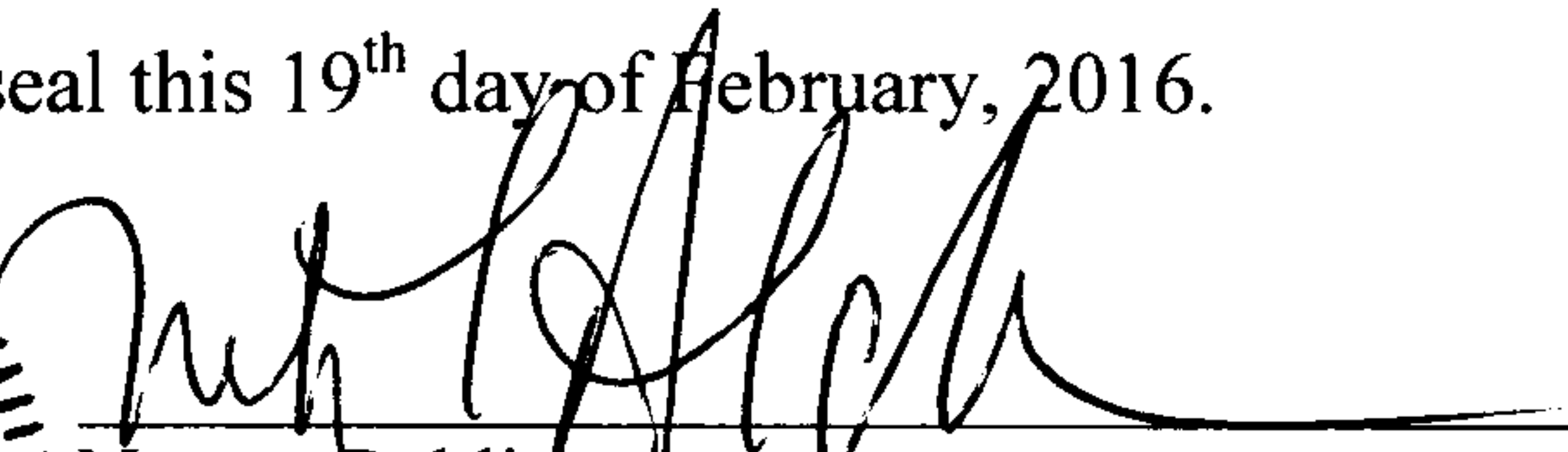
  
**Juanita Rogers**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***James Preston Rogers and Juanita Rogers***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of February, 2016.



  
Notary Public  
My Commission Expires: 10/4/2016




20160229000061320 1/3 \$53.00  
Shelby Cnty Judge of Probate, AL  
02/29/2016 11:29:31 AM FILED/CERT

Shelby County, AL 02/29/2016  
State of Alabama  
Deed Tax: \$33.00

## **EXHIBIT A – LEGAL DESCRIPTION**

Lot No. 10 as shown on a map entitled Property Line Map, Siluria Mills, prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the easterly right of way line of Mill Street and the southerly right of way line of Center Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence southerly along said right of way line of Mill Street for 128.00 feet to the point of beginning; thence 90 deg. 00 min. left and run easterly for 130.00 feet; thence 90 deg. 00 min. right and run southerly for 75.00 feet; thence 90 deg. 00 min. right and run westerly for 130.00 feet to a point on the easterly right of way line of Mill Street; thence 90 deg. 00 min. right and run northerly along said line of Mill Street for 75.00 feet to the point of beginning.

  
20160229000061320 2/3 \$53.00  
Shelby Cnty Judge of Probate, AL  
02/29/2016 11:29:31 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 Preston Rogers  
Mailing Address 10599 Hwy 119  
Alabaster AL 35724

Grantee's Name Alejandra Guadalupe Hernandez  
Mailing Address 113 Brookhollow Way  
Pelham AL 35124

Property Address Lot 10  
Slavin Mills

Date of Sale 2-19-16  
Total Purchase Price \$ 37,000.00  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 2-19-16

☐ Unattested  
(verified by)

Print Mike T. Atchison  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

