

70% Shelby
30% Jefferson

STATE OF ALABAMA)

COUNTIES OF JEFFERSON AND SHELBY)

STATUTORY WARRANTY DEED

THIS INDENTURE, made this the 26th day of February, 2016, between **Victor A. Maldonado and wife, Cynthia P. Maldonado**, hereinafter referred to as "Grantors", and **Victor A. Maldonado and wife, Cynthia P. Maldonado**, hereinafter referred to as "Grantees";

WITNESSETH:

That Grantors, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by Grantees, the receipt whereof is hereby acknowledged, and for the purpose of creating the survivorship estate between the Grantees herein, do hereby grant, bargain, sell and convey unto Grantees as joint tenants, with right of survivorship, the following described real estate, to wit:

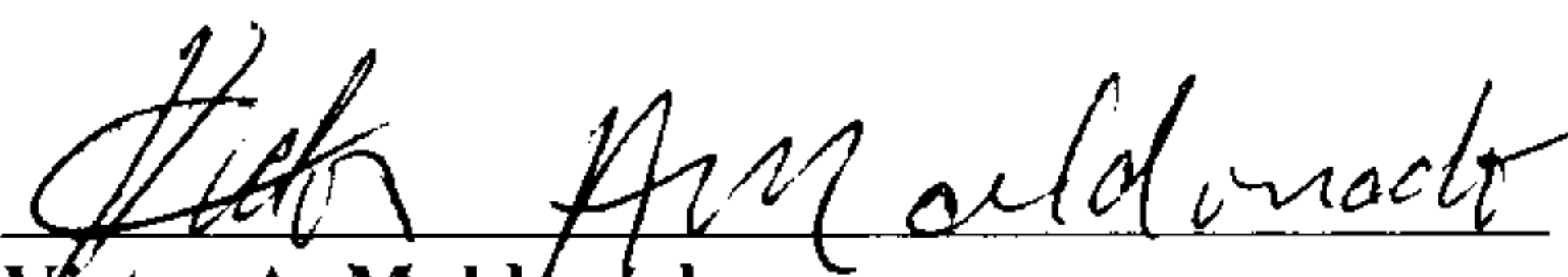
Lots Number Fifteen (15) and Sixteen (16), Survey of Altadena Valley Country Club Sector, as recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in Map Book 66, page 39, and in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 4, page 71.

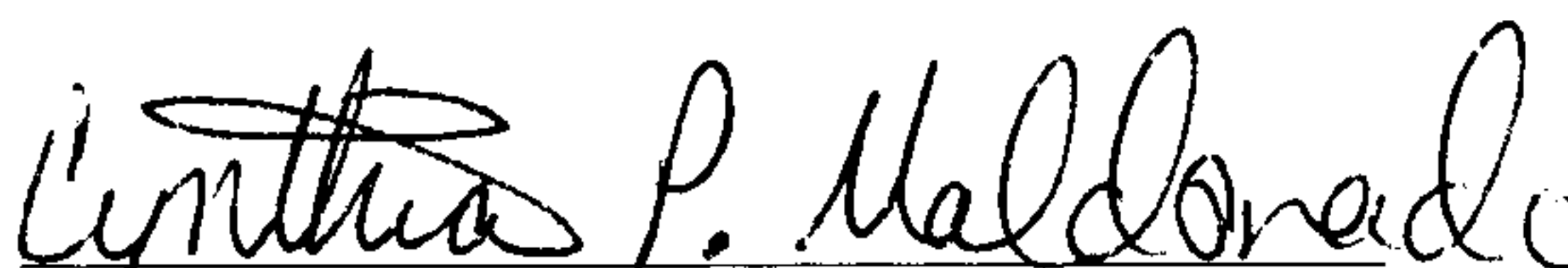
TO HAVE AND TO HOLD the aforementioned premises, together with all improvements, easements and appurtenances thereunto appertaining, to said Grantees as joint tenants, with right of survivorship, and to their heirs and assigns forever, it being the intention of the parties of this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, Grantors have executed these presents on this the day and date first above mentioned.



20160429000142290 1/2 \$253.00
Shelby Cnty Judge of Probate, AL
04/29/2016 01:26:50 PM FILED/CERT


Victor A. Maldonado

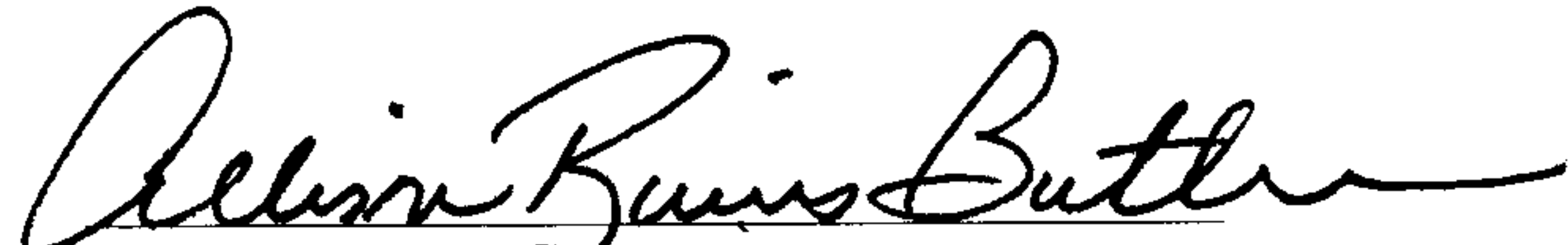

Cynthia P. Maldonado

STATE OF ALABAMA)

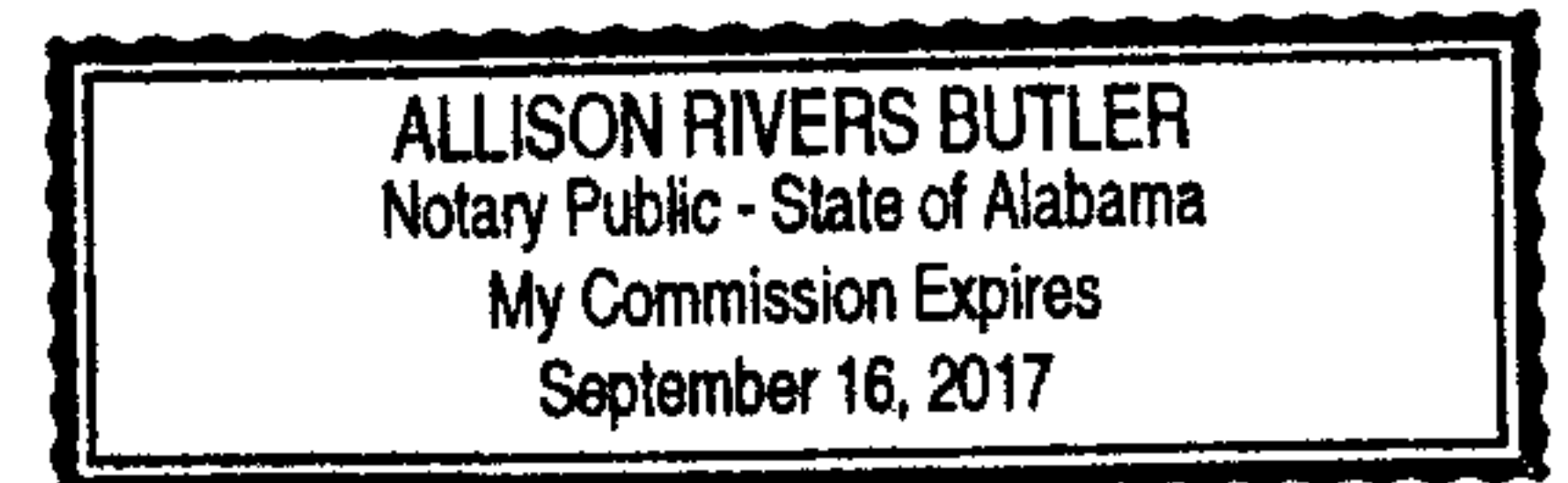
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor A. Maldonado and wife, Cynthia P. Maldonado, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily, on the day the same bears date.

Given under my hand and seal this the 26 day of February, 2016.


NOTARY PUBLIC

This instrument prepared by:
H. Spence Morano
Leak, Douglas & Morano, PC
17 20th St. North, Suite 200
Birmingham AL 35203



Real Estate Sales Validation Form

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

Grantor's Name: Victor A. Maldonado and
Cynthia P. Maldonado
Mailing Address: 2632 Alta Vista Circle
Birmingham, AL 35243

Grantee's Name: Victor A. Maldonado and
Cynthia P. Maldonado
Mailing Address: 2632 Alta Vista Circle
Birmingham, AL 35243

Property Address: 2632 Alta Vista Circle
Birmingham, AL 35243

Date of Sale: N/A

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 236,000.00

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: Deed executed to create survivorship estate
between current owners

_____ 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.

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: February 26th, 2016

Print: Victor A. Maldonado

Signature:


Grantor/Grantee

verified by:

Form
RT-1



20160429000142290 2/2 \$253.00
Shelby Cnty Judge of Probate, AL
04/29/2016 01:26:50 PM FILED/CERT