Send tax notice to:

Christian Alejandro Saavedra-Hernandez

864 Barkley Drive Alabaster, AL 35007 This instrument prepared by: Stewart & Associates, P.C./S. Kent Stewart 3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama
County of Shelby

20160511000160420 05/11/2016 03:45:00 PM DEEDS 1/3

## WARRANTY DEED

# KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Eight Thousand and 00/100 Dollars (\$138,000.00) in hand paid to the undersigned **Shannon D. Gonzalez-Aurora**, a married woman (hereinafter referred to as "Grantor"), by **Christian Alejandro Saavedra-Hernandez and Daniela M. Chavez-Carreon** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 337, according to the Survey of Silver Creek Sector III Phase I, as recorded in Map Book 33, Page 151, in the Probate Office of Shelby County, Alabama.

#### SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$135,480.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

Shannon D. Gonzalez is one and the same person as Shannon D. Gonzalez-Aurora.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

### 20160511000160420 05/11/2016 03:45:00 PM DEEDS 2/3

IN WITNESS WHEREOF, Grantor Shannon D. Gonzalez-Aurora has hereunto set her 

STATE OF TOWNS

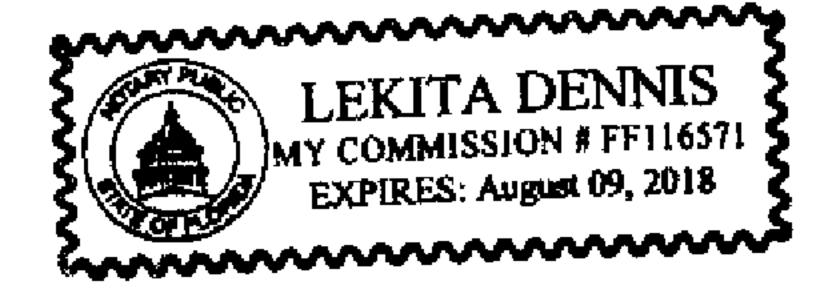
I, the undersigned, a Notary Public in and for said County, in said State, bereby certify that Shannon D. Gonzalez-Aurora, a married woman whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the \_\_\_\_\_ day of May, 2016.

(NOTARIAL SEAL)

Notary Public Print Name:

Commission Expires:



# 20160511000160420 05/11/2016 03:45:00 PM DEEDS 3/3 Real Estate Sales Validation Form

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

Grantor's Name	Shannon D. Can-1-	Arenton's Nome	975, Section 40-22-1
Mailing Address	Huntum F1 3932	moving Madicas	Christian Alejandro Soaredra - He Durido M. Chavez - Carreon Slay Brox Ley Dr
Property Address	Sloy Bay Kley Dr Alabuston, Az 35000	Date of Sale Total Purchase Price or Actual Value or ssessor's Market Value	\$ 138,000
Bill of Sale Sales Contract Closing Statem	or actual value claimed on this for e) (Recordation of documentary	orm can be verified in the y evidence is not require Appraisal Other	e following documentary
above, the filing of the	ocument presented for recordations form is not required.	on contains all of the requ	tired information referenced
Grantor's name and to property and their	instrumailing address - provide the nat current mailing address.	ictions me of the person or pers	ons conveying interest
	malling address - provide the ne	me of the person or pers	ons to whom interest
Property address - th	e physical address of the propert	ty being conveyed if ava	ilahla
Date of Sale - the dat	e on which interest to the proper	ty was conveyed	navje.
Total purchase price -	the total amount paid for the pu instrument offered for record.	<del>-</del>	oth real and personal,
Actual value - if the process of the process of the instruction of the	operty is not being sold, the true ment offered for record. This make assessor's current market value	AV DE EVIDENCED by an a	oth real and personal, being ppraisal conducted by a
esponsibility of valuin	and the value must be determine valuation, of the property as dete g property for property tax purpor labama 1975 § 40-22-1 (h).	affic seed adt vid hadimie	ial abanantuiskuus
icculate. I juitiel ulfa	ny knowledge and belief that the erstand that any false statements in Code of Alabama 1975 § 40-	s claimed on this form m	n this document is true and ay result in the imposition
Pate 5/10/16	Print	David W1	-cui
Unattested	Sign_		
	Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge County Clerk Shelby County, AL 05/11/2016 03:45:00 PM S23.00 CHERRY 20160511000160420		Form RT-1