

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Andre & Elissa Villanueva
1110 Amberley Woods Drive
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Andre Emil Villanueva**, a married man, surviving Grantee in joint survivorship deed recorded as instrument No. 20050202000052230, the other Grantee Dinaflor D. Villanueva having died on or about April 18, 2013 (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Andre Emil Villanueva** and **Elissa Villanueva**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 29, according to the Survey of Amberley Woods, First Sector, as recorded in Map Book 18, Page 137, Shelby County, Alabama Records.


Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and

Shelby County, AL 06/28/2016
State of Alabama
Deed Tax: \$77.50


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Shelby Cnty Judge of Probate, AL
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clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 20 day of June, 2016.

Andre Emil Villanueva
Andre Emil Villanueva

STATE OF ALABAMA
SHELBY COUNTY

}

SS:


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Andre Emil Villanueva**, 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 Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of June, 2016.

[Signature]
Notary Public

My Commission Expires: 1/16/17

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 16, 2017


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Real Estate Sales Validation Form

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

Grantor's Name Andre Emil Villanueva
Mailing Address 1110 Amberley Woods Drive
Helena, AL 35080

Grantee's Name Andre Emil Villanueva & Elissa Villanueva
Mailing Address 1110 Amberley Woods Drive

Property Address 1110 Amberley Woods Drive
Helena, AL 35080

Date of Sale 06/20/2016
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 154,100.00 1/2 = \$ 77,050



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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
[X] Other 1/2 Tax Assessor's Value---adding spouse to deed

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 06/20/2016

Print Justin Smitherman

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one