


SEND TAX NOTICE TO:
Leonardo Gonzalez
5217 Parkside Circle
Birmingham, Alabama 35242

This instrument was prepared by:
Edwina Carlisle
730 Narrows Point Circle, Birmingham, Alabama 35242

Form 1-1-27 Rev. 1-66

WARRANTY DEED- Magic City Title Company, Inc., Birmingham, Alabama


20160708000238510 1/3 \$146.00
Shelby Cnty Judge of Probate, AL
07/08/2016 03:42:50 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred and Twenty Five Thousand Dollars and no/100 (\$125,000.00) and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Edwina R. Carlisle, a married woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Leonardo Rodriguez Gonzalez**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 14, according to the Survey of Parkside Subdivision, as recorded in Map Book 7, Page 136, in the Probate Office of Shelby County, Alabama.

Subject property is not the homestead of the grantor or her spouse.

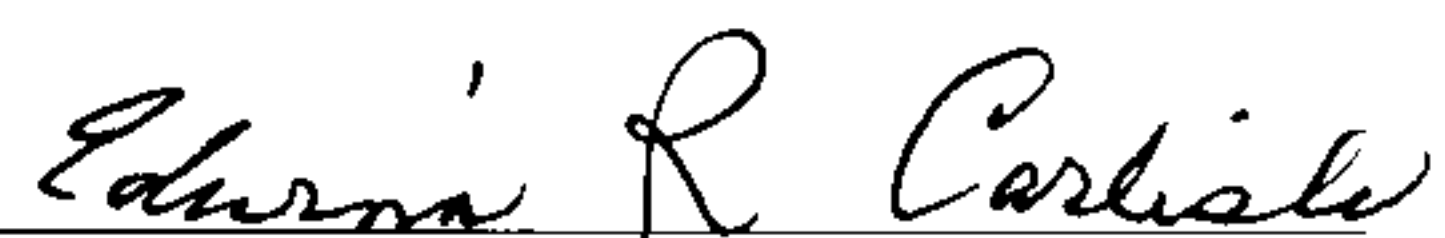
Subject to:

Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016.
Existing covenants, restrictions, easements, building lines and limitations of record.

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 covenants with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set My hand(s) and seal(s), this 6 day of July, 2016.

(Seal)


Edwina R. Carlisle


STATE OF ALABAMA

SHELBY COUNTY } General Acknowledgement

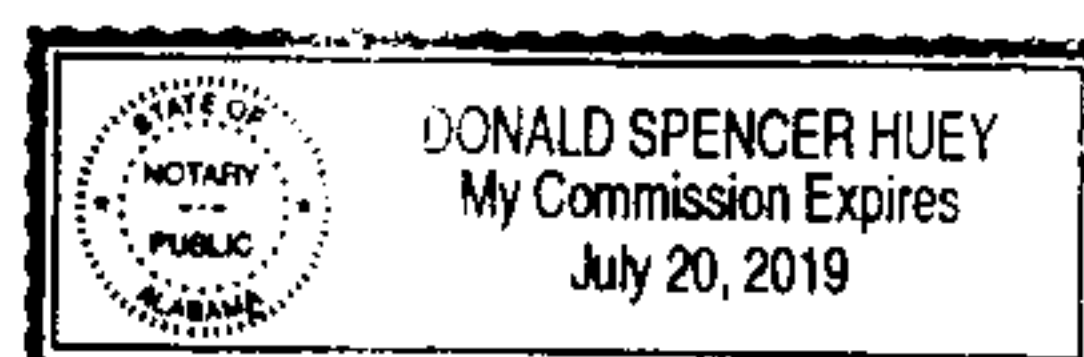
Shelby County, AL 07/08/2016
State of Alabama
Deed Tax \$125.00

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Edwina R. Carlisle 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of July, 2016

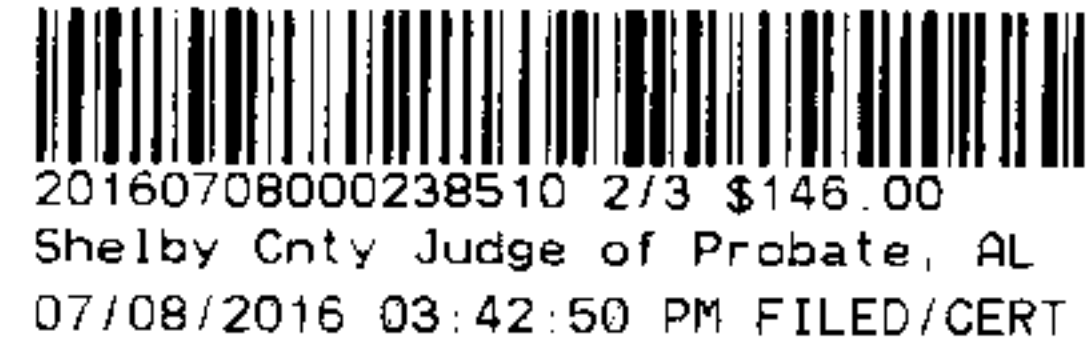


Notary Public



This instrument was prepared by:
Edwina Carlisle
730 Narrows Point Circle, Birmingham, Alabama 35242

Affidavit of Heirship



This affidavit is made to state that Harold Register died on May 26, 1988 and Josephine A. Register died on June 15, 2016. They were joint survivorship grantees in Real 7, Page 500. Harold and Josephine had only one child, Edwina R. Carlisle. There are no children of deceased children. All the bills to the estate of Josephine A. Register have been paid. All the homeowners' dues, fire dues and library dues have been paid on Lot 14, Parkside Subdivision Map Book 7, Page 136 Probate Office of Shelby County, Alabama.

Dated July 6, 2016

Edwina R. Carlisle

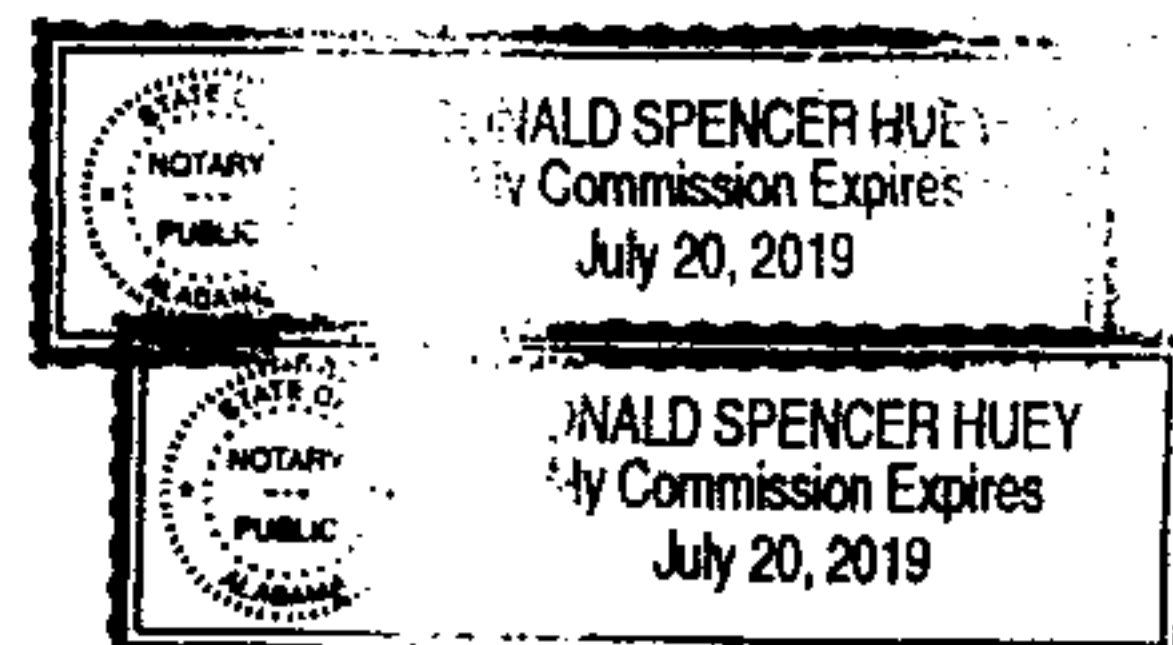
STATE OF ALABAMA

SHELBY COUNTY} General Acknowledgement

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Edwina R. Carlisle 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of July, 2016

Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Edwina Carlisle
Mailing Address 730 Narrows Point Circle
Birmingham, AL 35242

Grantee's Name Leonardo R. Gonzalez
Mailing Address 5217 Parkside Circle
Birmingham, AL 35242

Property Address 5217 Parkside Circle
Birmingham, AL 35242

Date of Sale July, 2016

Total Purchase Price \$ 125,000.00

or

Actual Value \$ _____

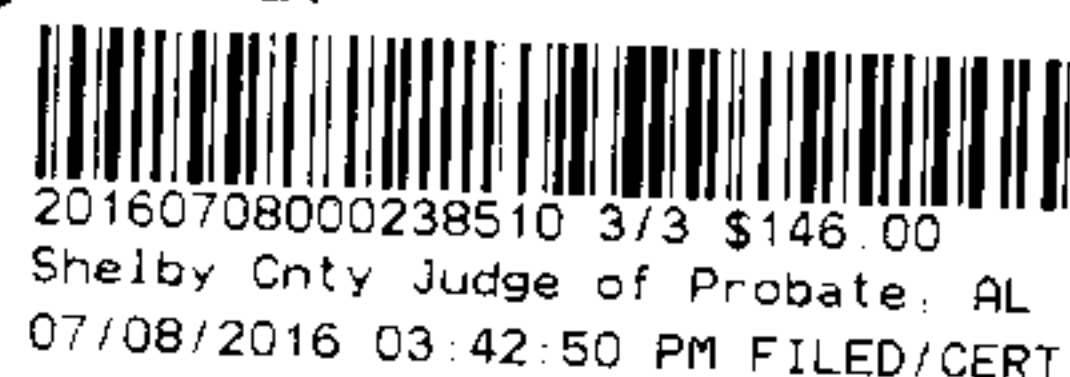
or

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
☒ 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 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 7-6-16

Print EDWINA R. CARLISLE

Unattested _____

Sign Edwina R. Carlisle

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1