

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith, Attorney
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

:



20161013000375110 1/3 \$96.00
Shelby Cnty Judge of Probate, AL
10/13/2016 09:36:59 AM FILED/CERT

Space Above This Line For Recording Data

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Five Thousand and no/100's Dollars (\$75,000.00)** and other good and valuable consideration to the undersigned grantors,

Carlos A. Gonzalez and English H. Gonzalez, husband and wife

(hereinafter referred to a grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do by these presents, grant, bargain, sell and convey unto

English H. Gonzalez

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 641, according to the Survey of Forest Parks, 6th Sector, 2nd Phase, as recorded in Map Book 24, Page 110, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama

Subject to:

- 1. Taxes for the year 2016 and subsequent years.**
- 2. Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions not of record or visible on said property.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Restrictions and Covenants appearing of record which are filed in the Office of the Judge of Probate of Talladega County, Alabama.**

No representation is made by the Preparer of this deed as to title. No title opinion was requested by the parties and none is offered by the Preparer.

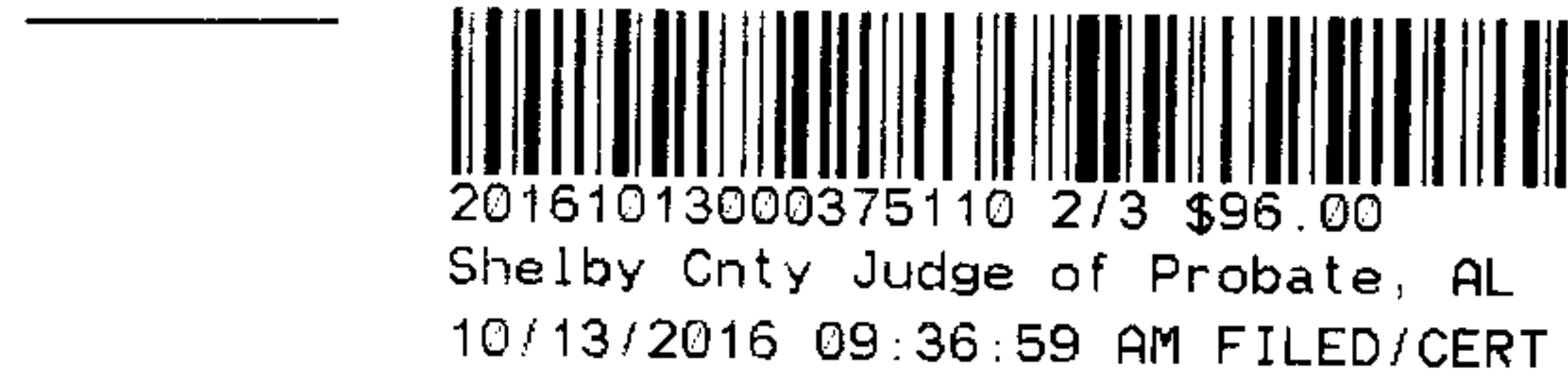
TO HAVE AND TO HOLD, unto the said grantee, her heirs, successors and assigns.

Shelby County, AL 10/13/2016
State of Alabama
Deed Tax: \$75.00

And said grantors do for themselves, their heirs, its successors and assigns, covenant with said grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals this the 19th day of September, 2016.

ATTEST:

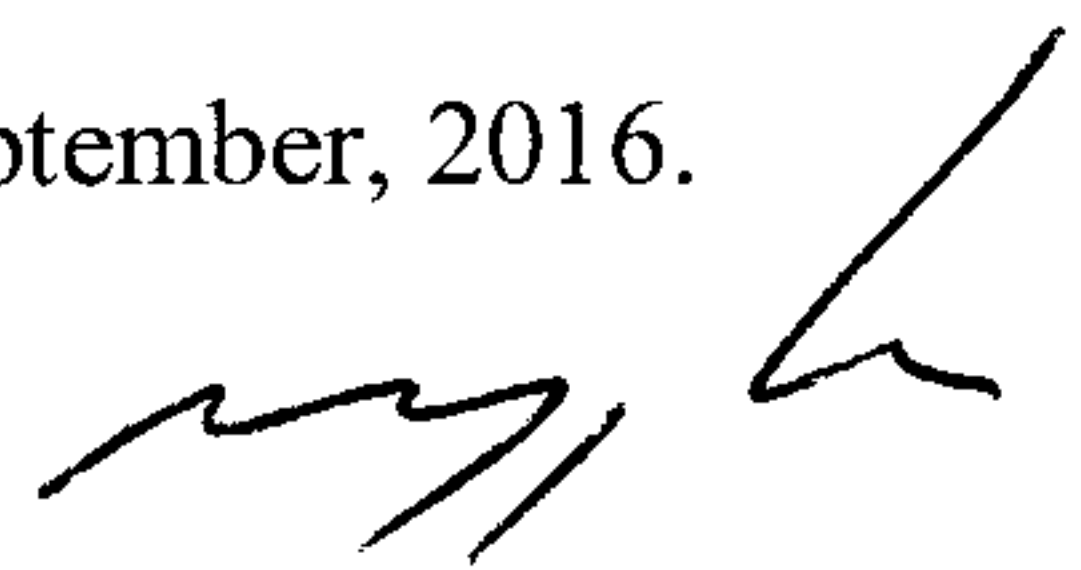


STATE OF ALABAMA
SHELBY COUNTY

Carlos A. Gonzalez
English H. Gonzalez

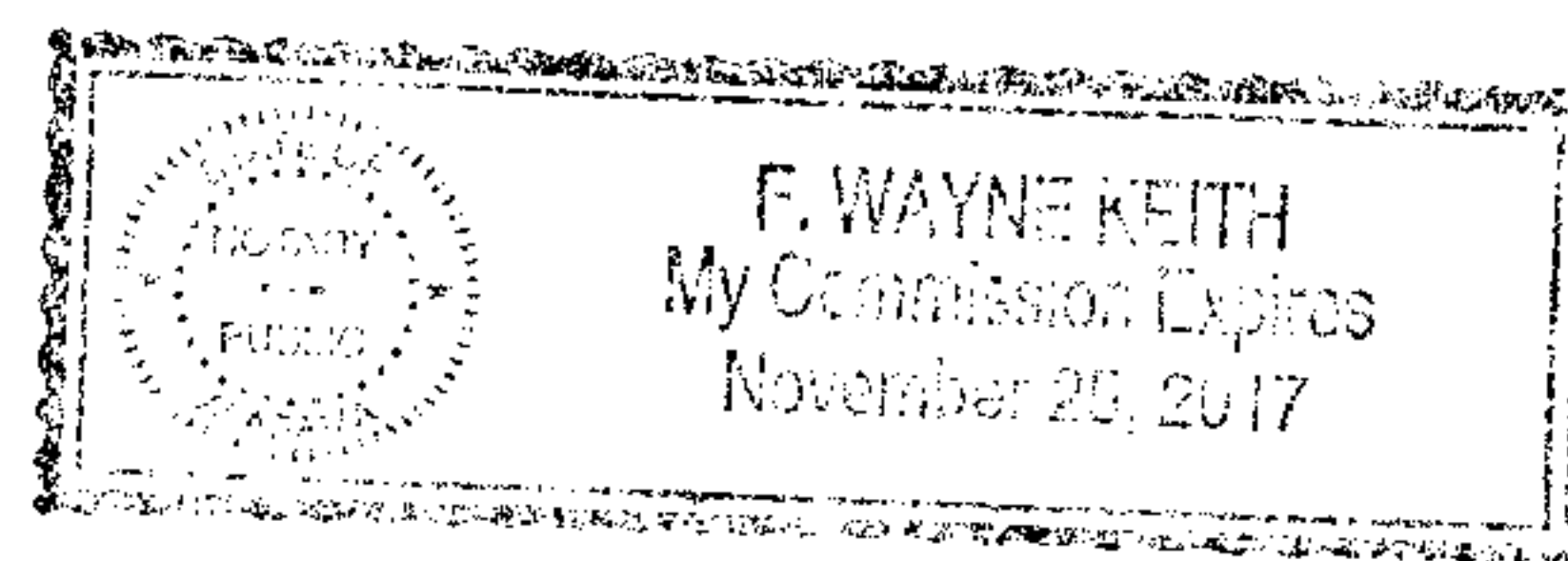
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, , Carlos A. Gonzalez and English H. Gonzalez, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and seal this the 19th day of September, 2016.



Notary Public

SEND TAX NOTICE TO:
English H. Gonzalez
618 Conroy Lane
Sterrett, Alabama 35147



Real Estate Sales Validation Form

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

Grantors' Name: Carlos A Gonzalez
English H Gonzalez

Mailing Address : 618 Conroy Lane
Sterrett, AL 35147

Grantee's Name: English H Gonzaez

Mailing Address: 618 Conroy Lane
Sterrett, AL 35147


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Property Address: See legal description on Deed

Date of Transfer: September 19, 2016

Total Purchase Price \$75,000.00

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
☒ 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.

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: September 19, 2016

x

Sign 

verified by closing agent
F. Wayne Keith Attorney