

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:

B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:

Huong Thi Vo and  
Hai Van Vo  
3121 Hidden Forest Cove  
Montevallo, AL 35115

**20161103000405660**

**STATE OF ALABAMA 11/03/2016 12:33:56 PM**  
**COUNTY OF SHELBY DEEDS 1/2**

Know All Men by These Presents: That in consideration of **One Hundred Fifty-Four Thousand Nine Hundred and no/100 Dollars (\$154,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **LUIS JOSE RIOS-CRUZ**, a married man (herein referred to as Grantor), grant, bargain, sell and convey unto **HUONG THI VO and HAI VAN VO** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 75, according to the Survey of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.**

**This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).**

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$152,093.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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 does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 and seal this 30th day of September, 2016.

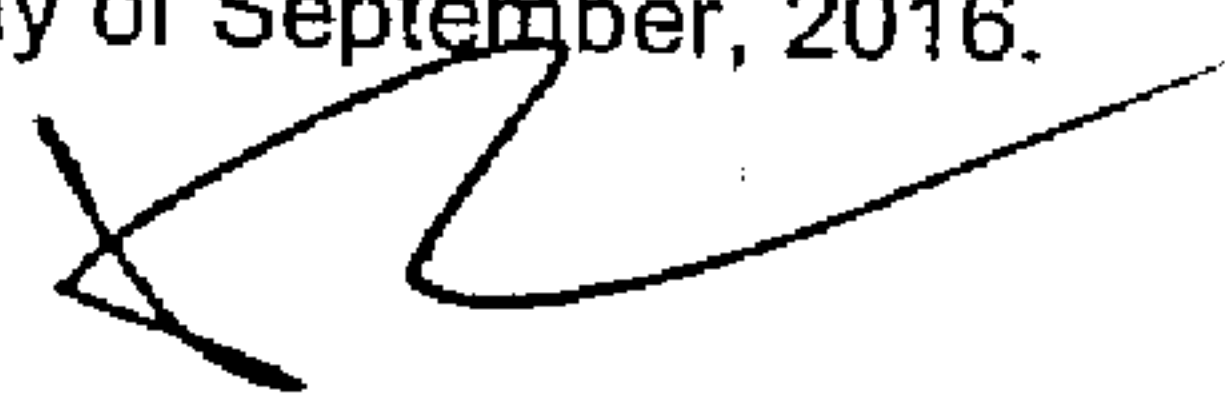
  
\_\_\_\_\_  
**LUIS JOSE RIOS-CRUZ**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **LUIS JOSE RIOS-CRUZ**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2016.

**B. CHRISTOPHER BATTLES**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 22, 2017

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02/22/2017

# Real Estate Sales Validation Form

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

Grantor's Name Luis Jose Rios-Cruz  
Mailing Address 4831 Rock Ridge Ln  
Bessemer, AL 35022

Grantee's Name Huong Thi Vo  
Mailing Address Hai Van Vo  
3121 Hidden Forest Cove  
Montevallo, AL 35115

Property Address 3121 Hidden Forest Cove  
Montevallo, AL 35115

Date of Sale 09/30/2016  
Total Purchase Price \$ 154,900.00

**20161103000405660 11/03/2016**  
**12:33:56 PM DEEDS 2/2**

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 \_\_\_\_\_

Print B. CHRISTOPHER BATTLES

\_\_\_\_\_  
Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/03/2016 12:33:56 PM  
\$20.00 CHERRY  
20161103000405660

Form RT-1