

20170201000038670

**This instrument prepared by:**

Sandy F. Johnson

Attorney at Law

3156 Pelham Parkway, Suite 4

Pelham, Alabama 35124

**SEND TAX NOTICE TO:**

Taylor Holt McDowell

214 Stonehaven Trace

Pelham, AL 35124

**02/01/2017 08:43:16 AM**

**DEEDS 1/3**

## **GENERAL WARRANTY DEED**

**STATE OF ALABAMA )**

**Shelby COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of One-hundred forty-seven thousand nine-hundred (\$147,900.00) dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Delfina Garcia, a married woman, and Dulce Deni Quijano-Garcia, a married woman, and Angel Zuriel Quijana-Garcia, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Taylor Holt McDowell (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 228, according to the Map and Survey of The Glen at Stonehaven, recorded in Map Book 26, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


One-hundred forty-five thousand two-hundred twenty (\$145,220.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.


The property herein conveyed does not constitute the homestead of any Grantor, nor that of his/her respective spouse, neither is it contiguous thereto.


\$4,437.00 of the consideration recited herein was paid from the proceeds of a second Mortgage executed on even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 31, 2017.

  
Delfina Garcia by Angel Zuriel Quijano-Garcia, AIF  
Delfina Garcia by Angel Zuriel Quijano-Garcia,  
as Attorney-in-fact

  
Dulce Deni Quijano-Garcia

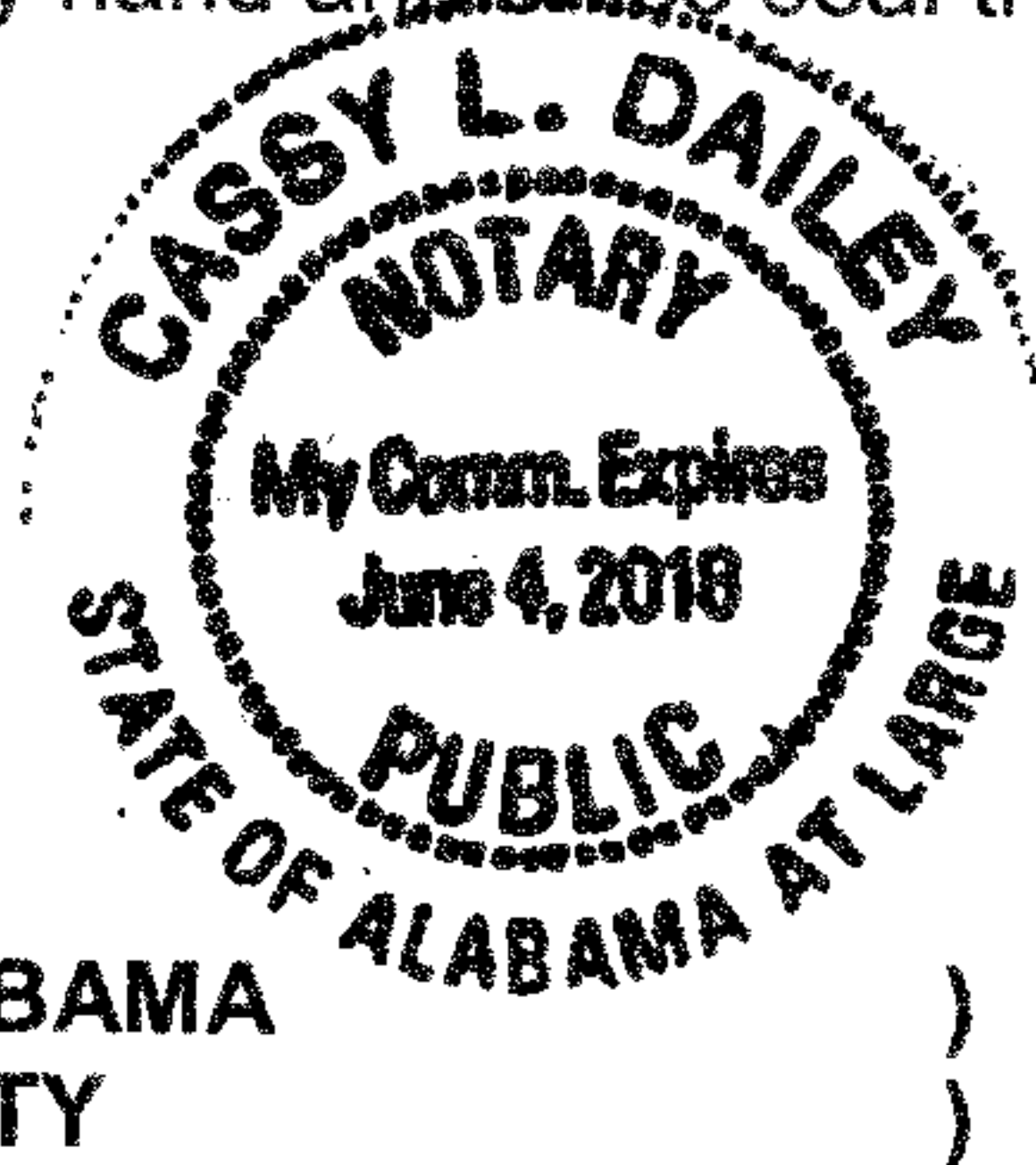
  
Angel Zuriel Quijano-Garcia

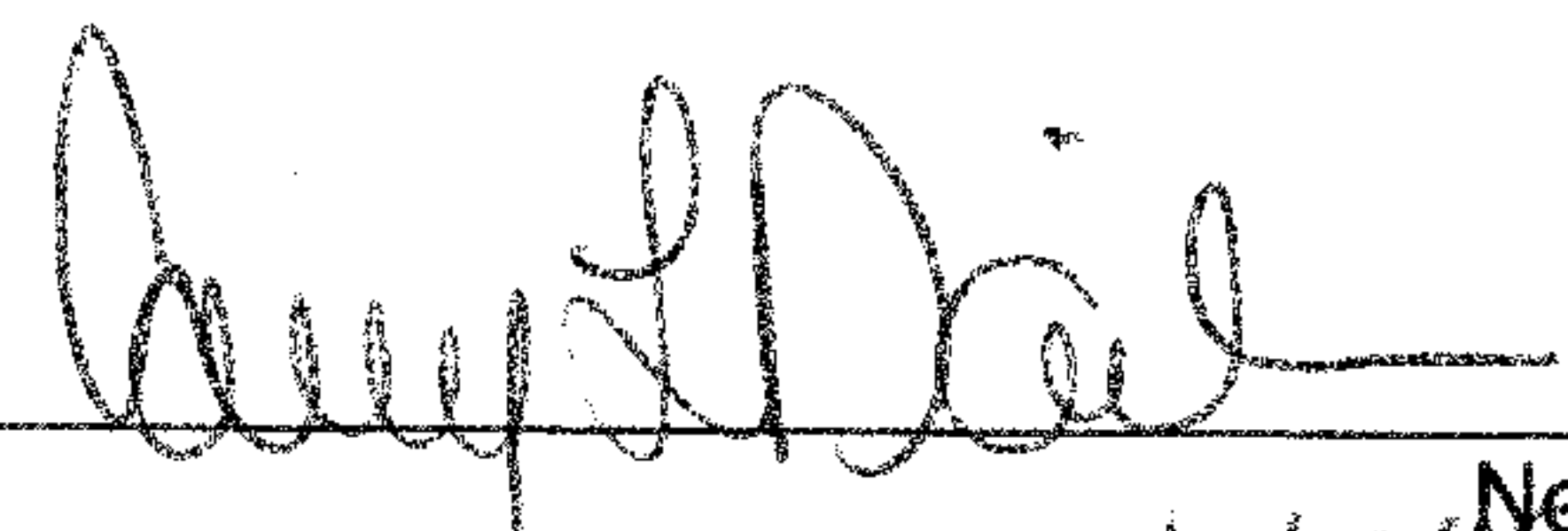
STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Dulce Deni Quijano-Garcia and Angel Zuriel Quijano-Garcia, whose name is/are signed to the foregoing instrument, and who is/are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 31st day of January, 2017.



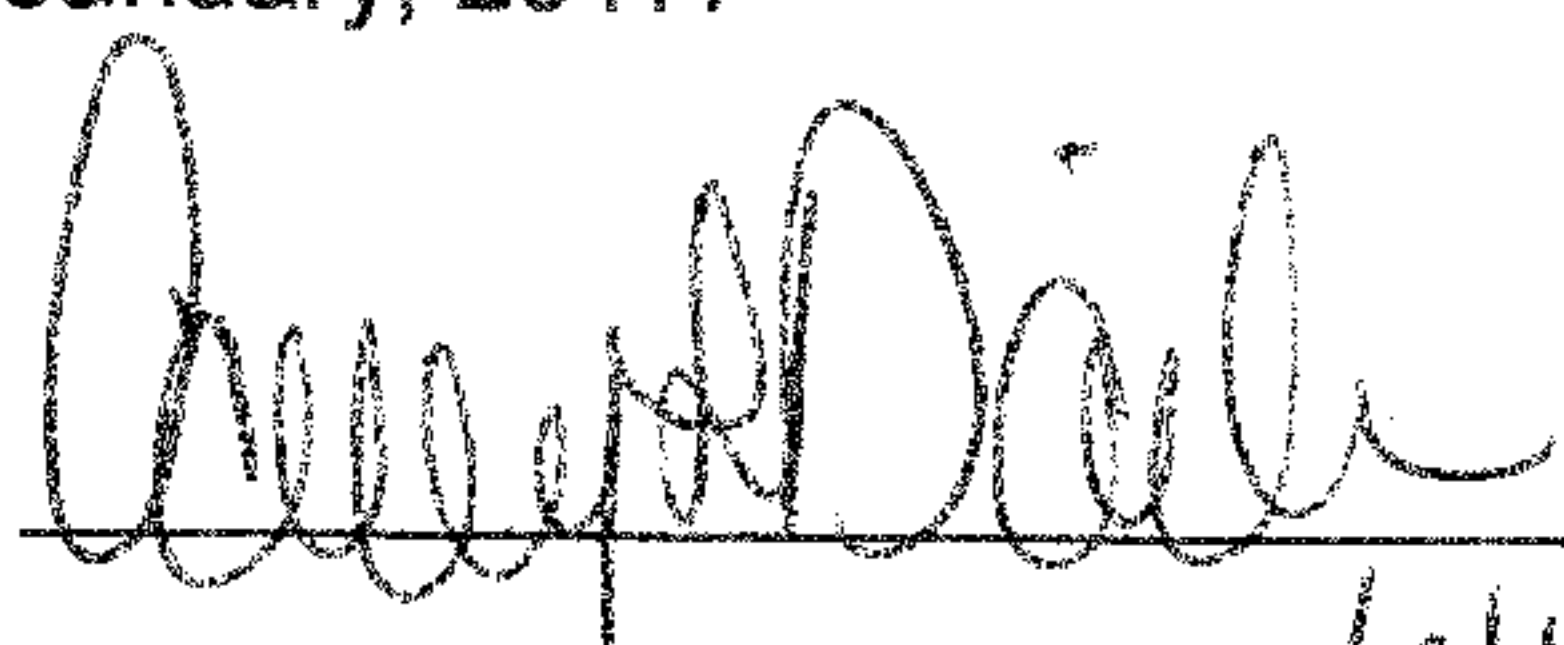
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 6/4/18

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Angel Zuriel Quijano-Garcia, as Attorney-in-Fact for Delfina Garcia, 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, he, as such Attorney-in-Fact, and with full authority, executed the same voluntarily and as the act of said Principal.

Given under my hand and office seal this the 31st day of January, 2017.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 6/4/18



# Real Estate Sales Validation Form

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

Grantor's Name Delfina Garcia and Dulce Deni Quijano-Garcia, Angel Zuriel Quijana-Garcia  
Mailing Address 214 Stonehaven Trace  
Pelham, AL 35124

Grantee's Name Taylor Holt McDowell  
Mailing Address 106 St. Charles  
Helena, AL 35080

Property Address 214 Stonehaven Trace  
Pelham  
Alabama 35124

Date of Sale January 31, 2017  
Total Purchase Price \$147,900.00

or  
Actual Value \$

20170201000038670 02/01/2017 08:43:16 AM DEEDS 3/3 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



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/01/2017 08:43:16 AM  
\$22.00 CHERRY  
20170201000038670

☐ 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 1/31/2017

Print Sandy F. Johnson

☐ Unattested

Sign

Sandy F. Johnson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one