

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Kevin Hilton Shirey
Amy Colleen Shirey
809 Timberline Lane
Calves, AL 35010

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of THREE HUNDRED THIRTY NINE THOUSAND and 00/100 Dollars (\$339,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Osvaldo Torres and Rossana E. Ramirez, husband and wife, (herein referred to as GRANTORS) does hereby grant, bargain, sell and convey unto Kevin Hilton Shirey and Amy Colleen Shirey, husband and wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:


Lot 48A, according to the Resurvey of Lots 48 & 49, Timberline, Phase Two, as recorded in Map Book 34, Page 50, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

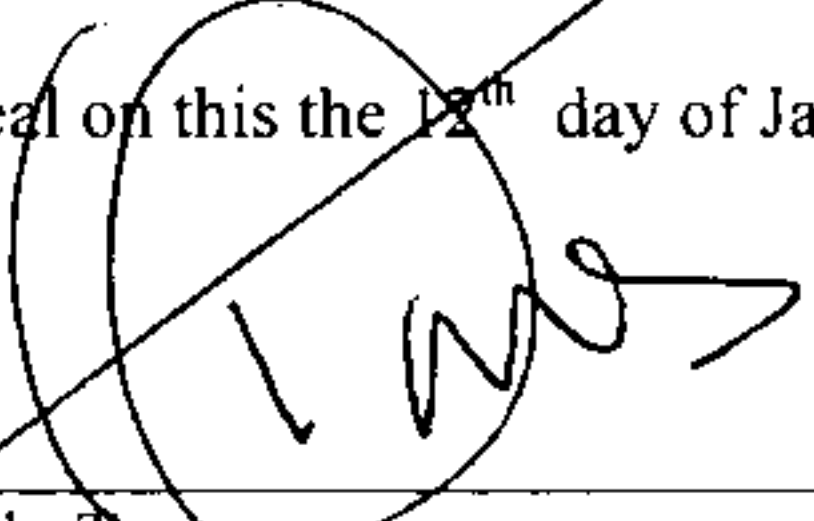
\$310,193.12 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantors do for themselves and for their executors, heirs and assigns covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from 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 executors, heirs and assigns 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, We hereunto set our hand and seal on this the 12th day of January, 2017.


20170201000039190 1/2 \$47.00
Shelby Cnty Judge of Probate, AL
02/01/2017 12:27:30 PM FILED/CERT

Shelby County, AL 02/01/2017
State of Alabama
Deed Tax: \$29.00



Osvaldo Torres



Rossana E. Ramirez

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Osvaldo Torres and Rossana E. Ramirez, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 12th day of January, 2017.



NOTARY PUBLIC

My Commission Expires 8-25-19

Real Estate Sales Validation Form

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

Grantor's Name Oswaldo Torres
Mailing Address Rossana Ramirez
222 Blossom Ridge Dr
Mooreville, NC 28117

Grantee's Name Kevin Shirey
Mailing Address Amy Shirey
809 Timberline Lane
Calera, AL 35040

Property Address 809 Timberline Lane
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ 339,000.00

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 1-12-17

Print Gregory D. Herrison

Unattested _____

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

