

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

KENNETH R. CYPHERS, ESQ.

Welty | Welty, P.C.

141 North Street, Suite A

Healdsburg, CA 95448

MAIL TAX STATEMENTS TO:

Oscar M. Mojica and Guadalupe E.

Mojica, Trustees

Mojica Family 2016 Trust

2445 Bramble Way

Santa Rosa, CA 95403



20170206000045830 1/3 \$163.00
Shelby Cnty Judge of Probate, AL
02/06/2017 03:26:22 PM FILED/CERT

WARRANTY DEED

A. P. No. 13-6-23-4-004-041-000

185 Stonecliff Drive, Pelham, Alabama

KNOW ALL MEN BY THESE PRESENTS THAT, for no consideration, **OSCAR MOJICA and GUADALUPE MOJICA, HUSBAND AND WIFE**, as joint tenants, with right of survivorship (hereinafter "Grantors") hereby convey, sell, bargain, warrant and grant unto **OSCAR M. MOJICA and GUADALUPE E. MOJICA, Trustees of the MOJICA FAMILY 2016 TRUST**, dated **December 7th, 2016**, (hereinafter "Grantees") and Grantees' heirs, successors and assigns forever, all of Grantors' right, title, interest, lien equity and claim, either in law or in equity, which Grantors have in and to the following described parcel of land situated in the City of Pelham, County of Shelby, State of Alabama, commonly known as 185 Stonecliff Drive (the "Property"), together with all improvements located thereon, subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, mortgages and liens of record and other conditions and restrictions, if any:

LOT 120 ACCORDING TO THE SURVEY OF THE COTTAGES AT STONEHAVEN SECOND ADDITION PHASE TWO AS RECORDED IN MAP 24 PAGE 74 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Each Grantor hereby covenants as follows: that Grantor is lawfully seized of the Property in fee simple, that Grantor has good title to sell the Property, that Grantor and Grantor's successors and assigns will warrant and forever defend each Grantee and Grantee's heirs and assigns against all lawful claims on title to the Property, and that the Property is free from all encumbrances and other restrictions unless otherwise stated below.

Shelby County, AL 02/06/2017
State of Alabama
Deed Tax: \$141.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of December, 2016.


Oscar Mojica
OSCAR MOJICA

Guadalupe Mojica
GUADALUPE MOJICA

NOTARIAL ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
 : SS.
COUNTY OF SONOMA)

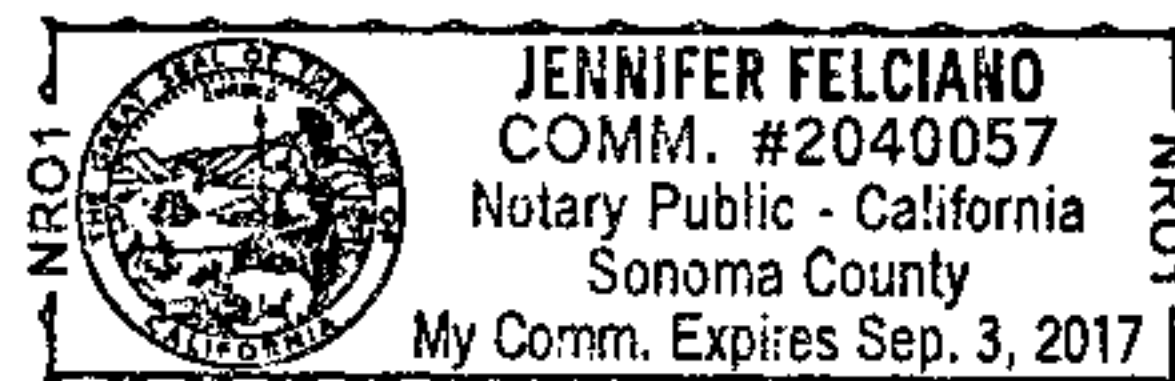

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On Dec. 22, 2016, before me, Jennifer Felciano, a Notary Public, personally appeared **OSCAR MOJICA and GUADALUPE MOJICA**, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jennifer Felciano
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 Oscar & Guadalupe Mojica
Mailing Address 2445 Bramble Way
Santa Rosa, CA 95403

Grantee's Name Mojica Family 2016 Trust
Mailing Address 2445 Bramble Way
Santa Rosa, CA 95403

Property Address 185 Stonecliff Drive
Pelham, Alabama

Date of Sale 12/22/16
Total Purchase Price \$ -0-



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Actual Value or Transfer to grantors' revocable trust. \$ Exempt from deed tax
or per Alabama Code §40-22-1(b)(2)

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 Creation of revocable trust by grantors

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 12/22/16

Print Guadalupe E. Mojica

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1