

This Instrument prepared by:
GONZALEZ LAW FIRM, L.L.C.
128 FIRST STREET SOUTH
ALABASTER, ALABAMA 35007
MARCO A. GONZALEZ, ESQ.

SEND TAX NOTICE TO:
Ruben Hernandez
112 Stone Road
Pelham, AL 35124

WARRANTY DEED
TITLE NOT EXAMINED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOWN ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF \$10.00 (Ten Dollars) and other considerations, to the undersigned grantors, Ruben Hernandez, a married man, and Perfecto Hernandez, a married man in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor whether one or more), grant, bargain, sell and convey unto Perfecto Hernandez, Ruben Hernandez and Lucila Alvarez, husband and wife, (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate in Shelby County, Alabama:


Lot 28, according to the Survey of Stonehaven, as recorded in Map Book 21, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions, and rights of way of record. Subject to applicable zoning and subdivision regulations. THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTIES DESCRIBED HEREIN AND MAKES NO CERTIFICATION OF TITLE. LEGAL DESCRIPTION PROVIDED BY GRANTOR/GRANTEE.

TO HAVE AND TO HOLD to the said grantee, as joint tenants, with right of survivorship, his, her or their heirs and assigns, forever.

And, I (we) do for myself (ourselves) and for my (ours) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above, that I (we) will, and my (ours) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

Shelby County, AL 02/07/2017
State of Alabama
Deed Tax: \$59.50


20170207000046770 1/4 \$84.50
Shelby Cnty Judge of Probate, AL
02/07/2017 11:44:33 AM FILED/CERT

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s)
this the 30 day of January, 2017.

By: Perfecto Hernandez Perfecto Hernandez, Grantor

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, hereby certify that Perfecto Hernandez, whose name is 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, he executed the same voluntarily, with full authority to act in conveying said property, on the day the same bears date.

Given under my hand and seal this the 30 day of January,
2017.

[Signature]
Notary Public
My commission expires: 12/19/2018


IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s)
this the 30 day of January, 2017.

By: [Signature] Ruben Hernandez, Grantor

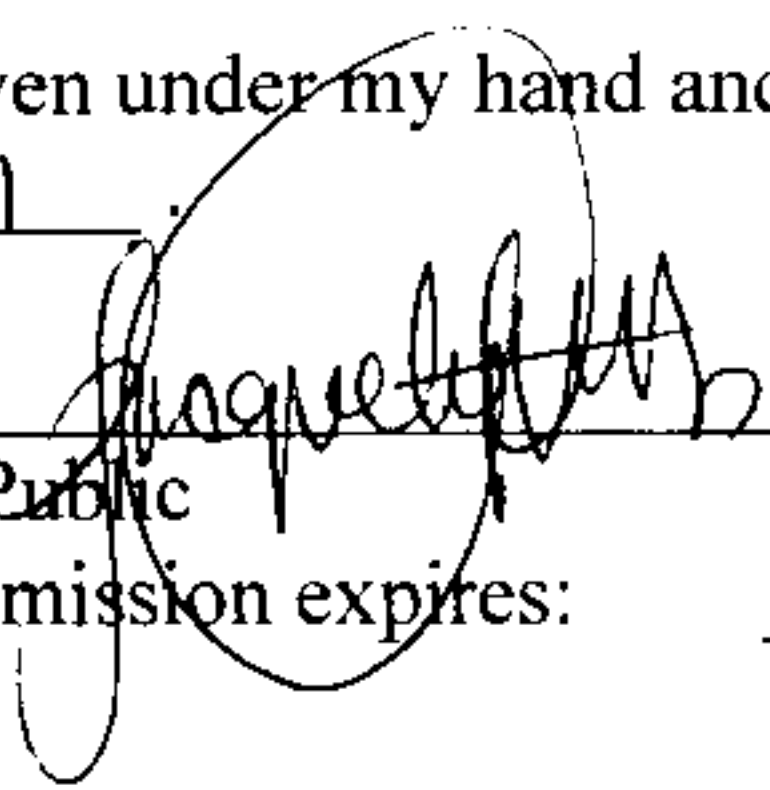
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, hereby certify that Ruben Hernandez, whose name is 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, he executed the same voluntarily, with full authority to act in conveying said property, on the day the same bears date.


20170207000046770 2/4 \$84.50
Shelby Cnty Judge of Probate: AL
02/07/2017 11:44:33 AM FILED/CERT


Given under my hand and seal this the 30 day of January,
2017



Notary Public

My commission expires:

12/19/2018


20170207000046770 3/4 \$84.50
Shelby Cnty Judge of Probate: AL
02/07/2017 11:44:33 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Ruben Hernandez
Mailing Address 112 Stone Rd
Pelham, AL 35124

Grantee's Name Lucila Alvarez
Mailing Address 112 Stone Rd
Pelham AL 35124

Property Address 112 Stone Rd
Pelham AL 35124

Date of Sale 1/30/17
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 178,100 1/3 = 59,366

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 2/7/17

Print Ruben Hernandez

Unattested

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170207000046770 4/4 \$84.50
Shelby Cnty Judge of Probate, AL
02/07/2017 11:44:33 AM FILED/CERT