

Parcel I.D. #:

Send Tax Notice To: Gerardo M. Sandoval  
804 Hillsboro Lane  
Helena, AL 35080

## WARRANTY DEED

### Joint Tenancy With Right of Survivorship

STATE OF ALABAMA      )  
                            )  
COUNTY OF SHELBY      )

  
20170313000084020 1/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
03/13/2017 12:02:53 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of One Hundred Four Thousand Dollars and 00/100 (\$104,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Gerardo M. Sandoval** and **Laura Sandoval, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Gerardo M. Sandoval and Laura Sandoval, a married couple**, and **Mauricio Ashley Sandoval Garcia, a single man**, hereinafter known as the GRANTEE;

*Lot 4-A of a resurvey of Lots 1-6, Block 3, of a resurvey of Breckenridge Park, as recorded in Map Book 10, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.*

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was provided by the Grantor herein.

TO HAVE AND TO HOLD to the said GRANTEE 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 hereby 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right

to sell and convey the same as aforesaid; that we will and our 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.

10 IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the  
Day of March, 2017.

Gerardo M. Sandoval  
Gerardo M. Sandoval  
Grantor

Laura Sandoval  
Laura Sandoval  
Grantor

STATE OF ALABAMA      )  
                            )  
COUNTY OF SHELBY      )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Gerardo M. Sandoval* and *Laura Sandoval, a married couple*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 10 Day of  
March, 2017.

Clint C. Thomas  
NOTARY PUBLIC  
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040



20170313000084020 2/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
03/13/2017 12:02:53 PM 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  
Mailing Address

GERARDO & LAVERA SANDOVAL  
804 Holsboro Ln.  
HELENA, AL 35080

Grantee's Name Gerardo, Laveria & mancio  
Mailing Address 804 Holsboro Ln.  
HELENA, AL 35080

Property Address

\_\_\_\_\_

Date of Sale 3/3/17  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 104,000

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 TAX RECORDS

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 3/3/17

Print

Gerardo Mancio Sandoval

Sign

Gerardo Mancio Sandoval

(Grantor/Grantee/Owner/Agent) circle one

Unattest   
20170313000084020 3/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
03/13/2017 12:02:53 PM FILED/CERT