

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Julie Flores
1057 Wyndham Lane
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Nineteen Thousand and 00/100 Dollars (\$119,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Joseph Martinez and his wife Chelsey Martinez

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Julie Flores

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

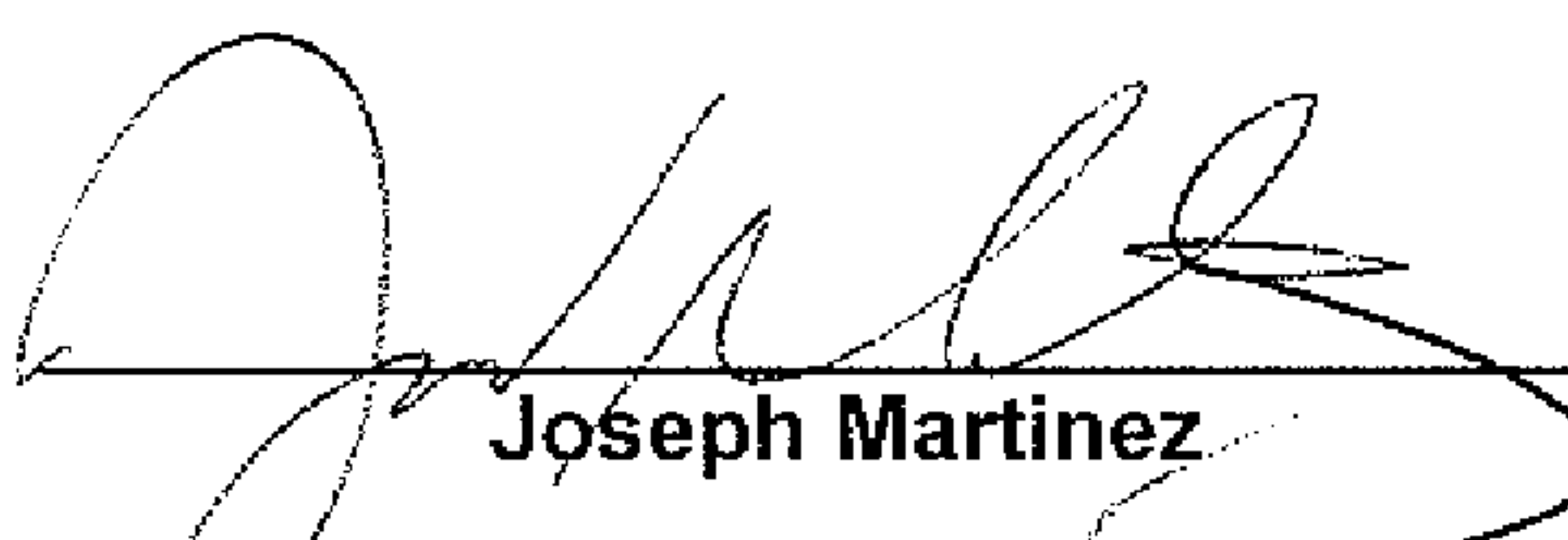
Lot 235, according to the Survey of Wyndham-Wilkinson Phase 4, as recorded in Map Book 24, Page 99, in the Probate Office of Shelby County, Alabama

Subject to: (1) 2017 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

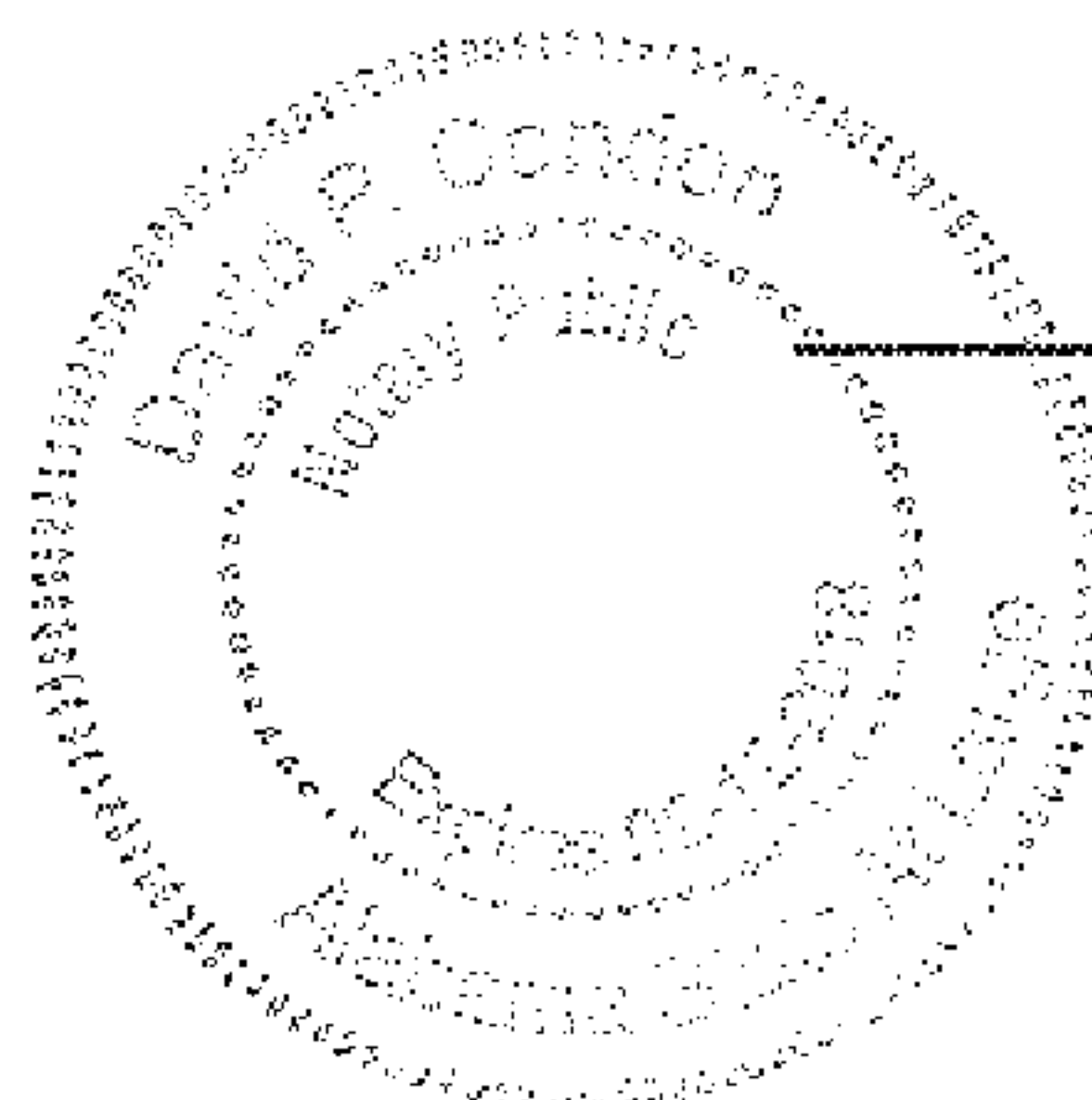
And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this **19th day of May, 2017**.

 (Seal)  (Seal)
Joseph Martinez **Chelsey Martinez**
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Joseph Martinez and Chelsey Martinez** 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 and official seal this **19th day of May, 2017**.




Notary Public: **David P. Condon**
My Commission Expires: **02/12/2018**

20170602000194430
06/02/2017 10:10:58 AM
DEEDS 1/2

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **Joseph Martinez** Date of Sale: **May 19th, 2017**
Grantor Name: **Chelsey Martinez**

Mailing Address: **1057 Wyndham Lane**
Helena, Alabama, 35080

Total Purchase Price: **\$119,000.00**
Or
Actual Value: \$ _____ Or
Assessor's Market Value: \$ _____

Property Address: **1057 Wyndham Lane**
Helena, Alabama, 35080

Grantee Name: **Julie Flores**
Mailing Address: _____

_____, _____, _____
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 _____ Appraisal
____ Sales Contract _____ Other _____
XX Closing Statement _____

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.

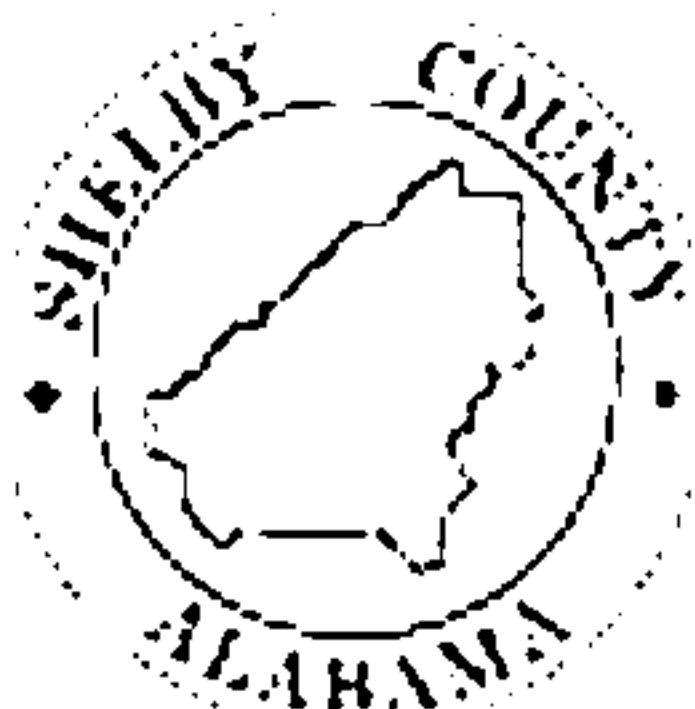
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 Section 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 Section 40-22-1 (h).

Date: **May 19th, 2017** Print: _____
____ Unattested _____ Sign: _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/02/2017 10:10:58 AM
\$137.00 CHARITY
20170602000194430

James W. Fuhrmeister