

Prepared by:  
JUL ANN McLEOD, Esq.  
1957 Hoover Court, Suite 306  
Birmingham, AL 35226

20170810000288840  
08/10/2017 08:59:26 AM  
DEEDS 1/4

Send Tax Notice to:  
John S. Roach  
319 Willow Glen  
Alabaster, AL 35007

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STATE OF ALABAMA

)

**WARRANTY DEED**

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTY-ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$151,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **LUIS EDUARDO RODRIGUEZ MARTINEZ and ADDHANARI LILIBETH OROZCO CRUZ, husband and wife, and VICTOR OMAR RODRIGUEZ MARTINEZ, an unmarried man** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **JOHN S. ROACH** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 5, Block 2, according to Willow Glen, Second Sector, as recorded in Map Book 8, page 102, in the Probate Office of Shelby County, Alabama.

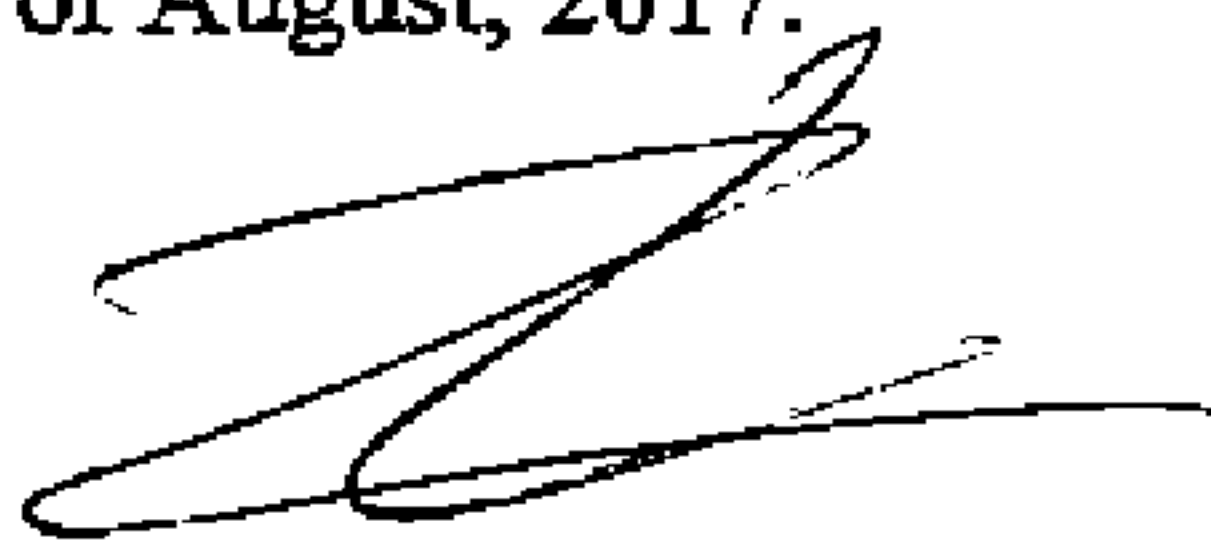
Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$149,148.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

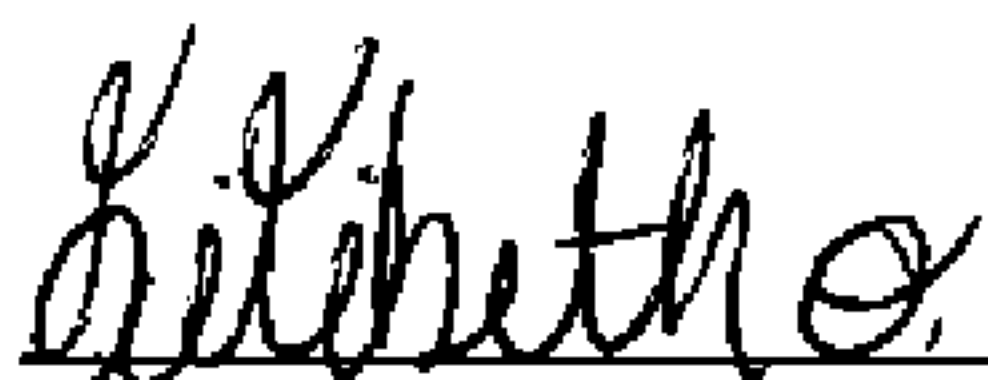
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors **LUIS EDUARDO RODRIGUEZ MARTINEZ** and **ADDHANARI LILIBETH OROZCO CRUZ** have hereunto set their hand and seal this the 8th day of August, 2017.



**LUIS EDUARDO RODRIGUEZ MARTINEZ**



**ADDHANARI LILIBETH OROZCO CRUZ**

STATE OF ALABAMA )

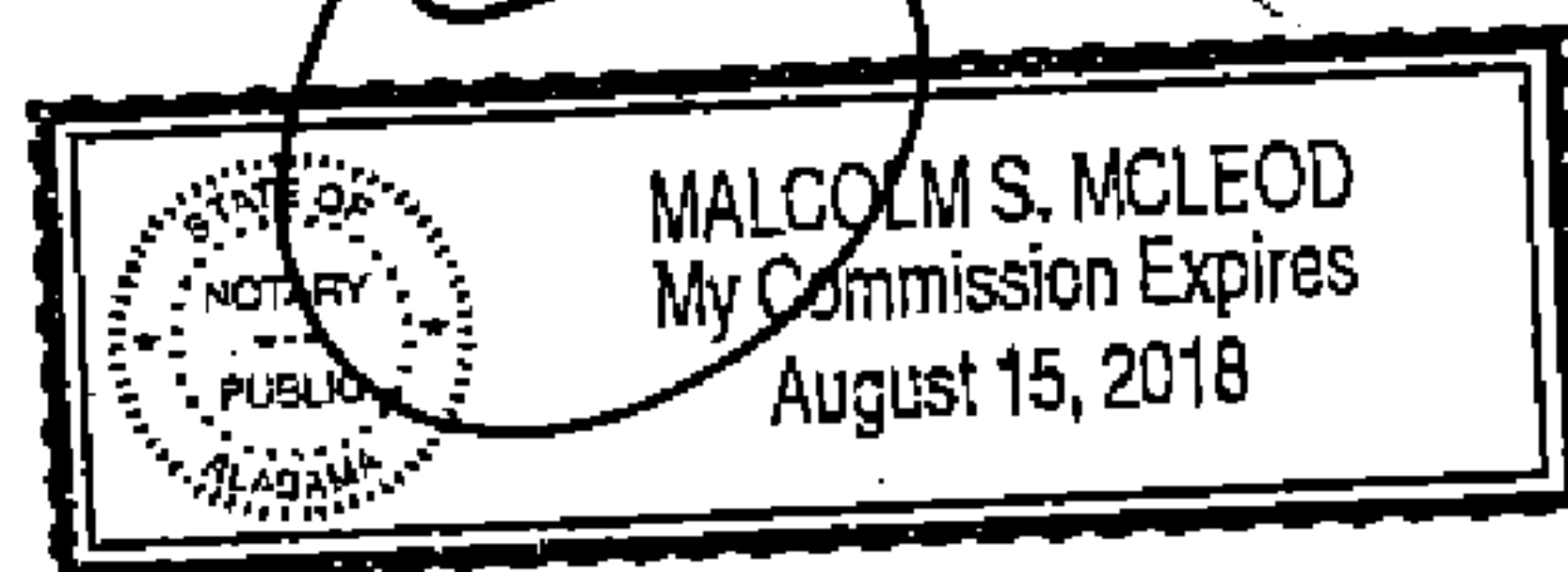
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **LUIS EDUARDO RODRIGUEZ MARTINEZ** and **ADDHANARI LILIBETH OROZCO CRUZ**, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of August, 2017.

NOTARY PUBLIC

My commission expires:



IN WITNESS WHEREOF, said Grantor **VICTOR OMAR RODRIGUEZ MARTINEZ** has hereunto set his hand and seal this the 7<sup>th</sup> day of August, 2017.

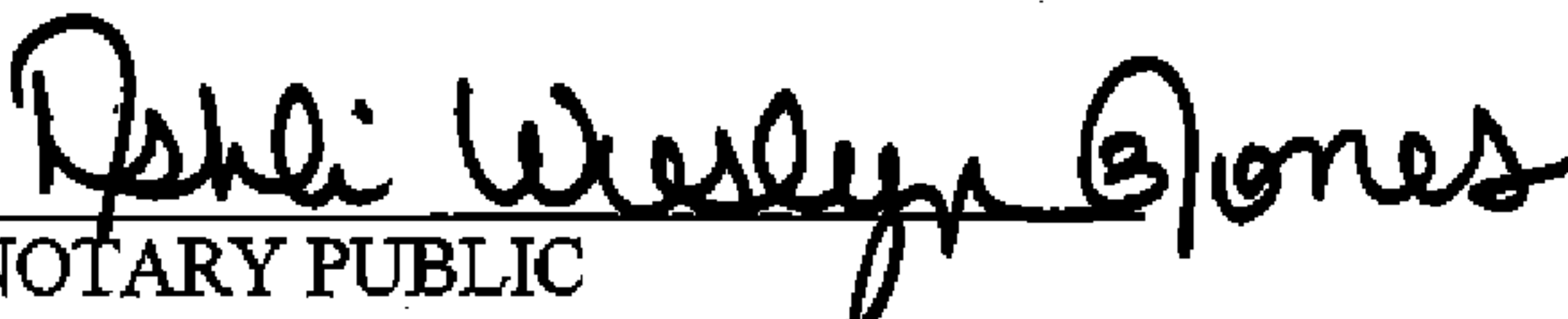
  
\_\_\_\_\_  
**VICTOR OMAR RODRIGUEZ MARTINEZ**

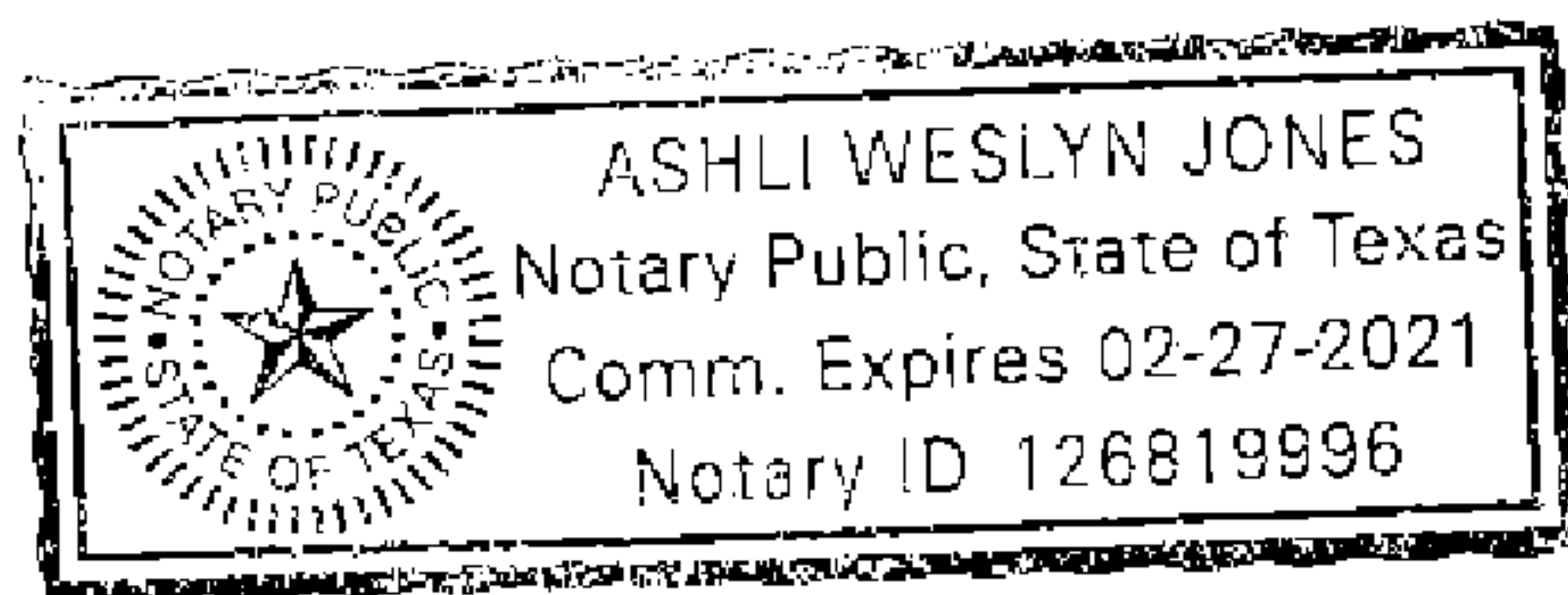
STATE OF TEXAS )

COUNTY OF Dallas )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **VICTOR OMAR RODRIGUEZ MARTINEZ**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7<sup>th</sup> day of August, 2017.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:



## Real Estate Sales Validation Form

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

Grantor's Name LUIS EDUARDO RODRIGUEZ  
MARTINEZ and VICTOR OMAR  
RODRIGUEZ MARTINEZ and  
ADDHANARI LILIBETH OROZCO  
CRUZ

Grantee's Name JOHN S. ROACH

Mailing Address 319 WILLOW GLEN DRIVE  
ALABASTER, AL 35007

Mailing Address 319 WILLOW GLEN DRIVE  
ALABASTER, AL 35007

Property Address 319 WILLOW GLEN DRIVE  
ALABASTER, AL 35007

Date of Sale August 8, 2017

Total Purchase Price \$151,900.00

or

Actual Value \$                     

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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 August 8, 2017

Print Malcolm S. McLeod

                     Unattested

Sign Malcolm S. McLeod

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 170538



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/10/2017 08:59:26 AM  
\$27.00 CHERRY  
20170810000288840

*John S. Roach*

Form RT-1  
Alabama 08/2012 LSS