

20170817000297830 1/4 \$40.00
Shelby Cnty Judge of Probate, AL
08/17/2017 08:53:36 AM FILED/CERT

WARRANTY DEED

State of Alabama
Chilton County

Send Tax Notice to: Juan Carlos Gallo

98 Shop St. Montevallo AL 35115

Know all men by these presents:

That in consideration of Fifteen Thousand Nine Hundred and No/100 Dollars (\$15,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Dinah G. Banks aka Dinah Green a single person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Juan Carlos Gallo (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

One House and 2 lots 44 and 45, as per Montevallo Coal Mining Company's Survey and map of Subdivision of Section 19 and 30 Township 22, Range 3 West, Map of which is recorded in the Office of the Probate Judge of Shelby County and located in Aldrich, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.

This is not the homestead of the Grantor nor her spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (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.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 2nd day of August, 2017.

Shelby County, AL 08/17/2017
State of Alabama
Deed Tax: \$16.00

See attached
California All-purpose
Acknowledgment

Dinah G. Banks aka Dinah Green

Dinah G. Banks
aka Dinah Green

STATE OF _____
COUNTY _____

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Dinah G. Banks aka Dinah Green whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this _____ day of August, 20 17.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy Lee Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216


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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

County of San Bernardino)

On 08/02/17 before me, Nancy Mariscal, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Dinah Green
Name(s) of Signer(s)

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.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 8/2/17
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Dinah G Banks AKA Dinah Green	Grantee's Name	Juan Carlos Gallo
Mailing Address	1334 N Pampas Ave Rialto Ca 92376	Mailing Address	98 Shop Street Montevallo AL 35115
Property Address	0County Road 219 Montevallo AL 35115	Date of Sale	August 2, 2017
		Total Purchase Price	\$15,900.00
		Or	
		Actual Value	\$
		Or	
		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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 § 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 2, 2017

Print: Jeremy Parker

Unattested

(verified by)

Sign: _____
Grantor/Grantee/Owner/Agent (Circle one)

Form RT-1

