

WARRANTY DEED

State of Alabama

Send Tax Notice to: Oscar M Mojica and Guadalupe e Mojica, as Trustees of the Mojica Family 2016Trust

Jefferson County

5537 Colony Lane, Hoover Al 35226

Know all men by these present	Know al	l men	by these	presents
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That in consideration of One Hundred Sixty five Thousand and No/100 Dollars (\$165.000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof—is acknowledged, I or we, _Jay R Eiring and wife, Kathleen W Eiring _____ (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: _Oscar M Mojica and Guadalupe e Mojica, as ______ (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 64, according to the Survey of Ivy Brook, Phase Two, Second Addition, as recorded in Map Book 20, page 4, in the Probate Office of Shelby County, Alabama

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

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 <u>I/We</u> have hereunto set <u>my/our</u> hand(s) and seal(s), this <u>25th</u> day of August, 20<u>17</u>

Shelby County, AL 09/12/2017 State of Alabama Deed Tax: \$165.00

Jay R Eiring

Kathleen W Eiring

STATE OF <u>Alabama</u>
COUNTY <u>Jefferson</u>

General Acknowledgment

I, <u>THE UNDERSIGNED</u>, a Notary Public in and for said County, in said State, hereby certify that Jay r Eiring and wife, Kathleen W Eiring, whose name(s)<u>is/are</u> signed to the foregoing conveyance, and who<u>is/are</u> 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 <u>25th</u> day of <u>August</u>, 20<u>17</u>.

NOTARY PUBLIC

MY COMMISSION EXPIRE

Prepared by: Parker Law Firm, LLC

Jeremy Lee Parker

1560 Montgomery Hwy Ste 205

Birmingham, AL 35216

20170912000331810 2/3 \$187.00 Shelby Cnty Judge of Probate, AL 09/12/2017 09:10:32 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	Jay R Eiring and Kathleen W Eiring	Grantee's Name	Oscar M Mojica and Guadalupe E Mojica, Trustees of the Mojica Family 2016 trust, dated December 19, 2016		
Mailing Address	807 Mountain Lake Court	Mailing Address	5537 Colony Lane		
	Prattville, AL 36067		Hoover Al 35226		
Property Address	107 Brook Circle	Date of Sale	August 25, 2017		
, 100, 000	Pelham Al 35124	Total Purchase Price	\$165,000.00		
-		Or Actual Value	_\$		
		Or Assessor's Market Value	\$ 64,300.00/\$32,150.00		
(check one) (Recordation of documentary evidence is not required) Bill of Sale Appraisal Sales Contract Other 1/2-interest. Already own 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).					
further und	the best of my knowledge and belief that the lerstand that any false statements claimed Alabama 1975 § 40-22-1 (h).				
Date:	August _25, 2017	Print Jay Sign:	R Eiring (
	(verified by)		entee/Owner/Agent (circle one) Form RT-1		

