

This Instrument was Prepared by:

Send Tax Notice To: Veronica Camacho Gonzalez

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

740 14th Ave
Alabaster AL 35007

File No.: S-17-24096

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kenneth Wayne Smith**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Veronica Camacho Gonzalez**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

Lot No. 9, as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 6, 1965, and being more particularly described as follows:
Commence at the intersection of the North right of way line of South Avenue and the West right of way line of Mill Street, said right of way lines as shown on the map of the Dedication of the streets and easement, Town of Siluria, Alabama; thence Northerly along the Westerly right of way line of Mill Street for 740.13 feet to the point of beginning; thence 90 degrees 00 minutes left and run Westerly for 160.0 feet; thence 118 degrees 04 minutes 15 seconds right and run Northeasterly for 85.0 feet; thence 61 degrees 55 minutes 45 seconds right and run Easterly for 120.0 feet to a point on the Westerly right of way line of Mill Street; thence 90 degrees 00 minutes right and run Southerly along said right of way line of Mill Street for 75.00 feet to the point of beginning.
Situated in Shelby County, Alabama.

Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the ¹²~~20~~th day of September, 2017.


Kenneth Wayne Smith


20170914000335280 1/2 \$48.00
Shelby Cnty Judge of Probate, AL
09/14/2017 01:35:13 PM FILED/CERT

Shelby County, AL 09/14/2017
State of Alabama
Deed Tax: \$30.00

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Kenneth Wayne Smith, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the ¹²~~20~~th day of September, 2017.


Notary Public, State of Alabama
April Clark
My Commission Expires: September 22, 2000



Real Estate Sales Validation Form

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

Grantor's Name Kenneth Wayne Smith
Mailing Address _____

3066 Hwy 70
Columbiana AL 35051

Grantee's Name Veronica Camacho Gonzalez
Mailing Address _____

740 14th Ave
Alabaster AL 35007

Property Address 1325 8th St. SW
Alabaster, AL 35007

Date of Sale September 29, 2017
Total Purchase Price \$30,000.00

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 of 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 September 08, 2017

Print Kenneth Wayne Smith

Unattested

(verified by)

Sign

Kenneth Wayne Smith
(Grantor/Grantee/Owner/Agent) circle one

