# 20171023000383990 10/23/2017 01:47:04 PM DEEDS 1/4

Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226 Send Tax Notice to: Susana Vazquez and Ricardo Vazquez 119 Roy Court Helena, AL 35080

STATE OF ALABAMA	)
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIFTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$52,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, JANET GAYLE GARNER, an unmarried woman (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, SUSANA VAZQUEZ and RICARDO VAZQUEZ (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

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

\$52,500.00 of the above-recited consideration is being paid in cash.

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 Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is 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 Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 20th day of October, 2017.

JANET GAYLE GARNER

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JANET GAYLE GARNER, 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, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of October,

NOTARY PUBLIC

My commission expires:

MALCOLM S. MCLEOD

My Commission Expires

August 15, 2018

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# Exhibit A, Legal Description

A parcel ofland in the Southwest Quarter of Section 35, Township 21 South, Range 4 West being more particularly described as:

BEGINNING at a 4"x6" concrete monument at the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 35, Township 21 South, Range 1 West, thence South 00°46'38" East for a distance of 1349.51 feet to a 4"x6" concrete monument; thence South 88°36'53" West for a distance of 689.83 feet to a 1/2" rebar; thence North 00°34'36" West for a distance of 1351.12 feet to a 1/2" rebar; thence North 88°44'39" East for a distance of 685.09 feet to the POINT OF BEG\_INNING of the parcel herein described. Said property containing 21.31 acres, more or less.

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#### Real Estate Sales Validation Form

•	This Document must be filed in acc	ordance with Code of Alabama	1975, Section 40-22-1
			SUSANA VAZQUEZ and RICARDO
Grantor's Name	JANET GAYLE GARNER	Grantee's Nar	
Mailing Address	5901 OLD PORT RD	Mailing Addre	ess119 ROY CT
	MULGA, AL 35118		HELENA, AL 35080
Property Address	232 LAKE PARADISE DR	Date of Sa	aleOctober 20, 2017
	COLUMBIANA, AL 35051		
	<del> </del>	Total Purchase Pr	ice\$52,500.00
		ОГ	
		Actual Value	\$
	•	ог	
		Assessor's Market Val	lue\$
X Closing State  If the conveyance of this form is not	ement document presented for recordation	Otheron contains all of the required in	formation referenced above, the filing
		Instructions	
Grantorie name ar	nd mailing addrage – provide the pa		onveying interest to property and their
current mailing ad		inte of the berson of bersons c	onveying interest to property and their
Grantee's name a conveyed.	nd mailing address - provide the na	ame of the person or persons to	o whom interest to property is being
· -	- the physical address of the proper perty was conveyed.	rty being conveyed, if available	. Date of Sale - the date on which
Total purchase pri		urchase of the property, both re	eal and personal, being conveyed by

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).

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	October 20, 2017	Print Malcolm S, MicLeod
	Unattested	Aura Sign Sign
		(verified by) (Grantor/Grantee/Owner Agent) circle one
	113	Filed and Recorded
		Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk
	و الرائم المحالية الم	Shelby County, AL 10/23/2017 01:47:04 PM
		\$76.50 DEBBIE

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