


This Instrument was Prepared By:
Uvaldo Rivera
98 High Ridge Trace
Pelham, AL 35124

corrected

Send Tax Notice To:
Jose De La Cruz Herrera Gomez
433 Camp Branch Road
Alabaster, AL 35007

Without Title Opinion
WARRANTY DEED

THE STATE OF ALBAMA
COUNTY OF SHELBY


20171027000389840 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/27/2017 10:40:46 AM FILED/CERT

Know All Men These presents:

That in consideration of Ten Thousand Dollars and No Cents (\$10,000.00) to the undersigned grantors, in hand paid by the Grantee herein, the receipt where in acknowledged, We, **Uvaldo Rivera and Maria M. Rivera**, Husband and Wife, (herein referred to as Grantors,), grant, bargain, sell and convey unto **Jose De La Cruz Herrera Gomez** (herein referred to as Grantee), the following described real state, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Attached Hereto

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back liens, and other rights of whatever nature, recorded, and/or unrecorded as detailed in that Deed recorded in the Shelby County Judge of Probate's Office as Instrument number 20120931000361490

1. The Subject Property Does Not Constitute the Homestead of the Grantors
2. Alabama Power Distribution Facilities Easement as Recorded in Instrument Number 20140213000040970
3. Alabama power Distribution Facilities Easement as Recorded in Instrument Number 20160211000044910

MAP NUMBER: 22 4 00 0 000 CODE1: 26 CODE2:00
MAP BOOK: 44 PAGE: 034 MAP BOOK: 43 PAGE: 123
SUB DIVISION1: RIVERA FAMILY SUB RESURVEY LOT 1
SUB DIVISON: RIVERA FAMILY SUB (RES LOT 3 CAMP BRANCH FARMS)
PRIMARY LOT: 1A

To have and to hold the said grantees, their heirs and assigns forever, and we de, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 25th day of September 2017.

Uvaldo Rivera (Seal)
Uvaldo Rivera

Maria M Rivera (Seal)
Maria M. Rivera

THE STATE OF ALBAMA
COUNTY OF SHELBY

General Acknowledgment

I, Aurora G. Briones, a Notary Public, in and said County in said State, hereby certify that Uvaldo Rivera and Maria M. Rivera, Husband and Wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of contents of the conveyance, they executed the same voluntary on the day the same bears date.

Given under my hand this the 25th day of September 2017.

Alabama State at Large
Aurora G. Briones
Commission Exp. 2-23-2021

Aurora G. Briones
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 Waldo Rivera
Mailing Address 98 High Ridge Trace
Pelham, AL 35124

Grantee's Name Jose De la Cruz
Mailing Address 433 Camp Branch Rd
Alabaster, AL 35007

Property Address 433 Camp Branch
Alabaster AL 35007

Date of Sale 8/17/17
Total Purchase Price \$ 10,000



20171027000389840 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/27/2017 10:40:46 AM FILED/CERT

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 Correct to only include lot 1A
☐ 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 9/12/17

Print Jose De la Cruz Herrera Gomez

Unattested

Sign Jose De la Cruz Herrera Gomez

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170912000332620 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
09/12/2017 02:15:28 PM FILED/CERT