

20171113000407920
11/13/2017 08:46:17 AM
DEEDS 1/3

PEL1700624

Send tax notice to:
Reinaldo Eleuterio Escobar
130 1st Street SW
Alabaster, AL 35007

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Four Thousand and 00/100 Dollars (\$94,000.00) in hand paid to the undersigned, **Phyllis Tseng Pickle, a married woman** (hereinafter referred to as "Grantor"), by **Reinaldo Eleuterio Escobar** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 92 of the Siluria Mills Subdivision, as recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Westerly boundary of Fallon Avenue and the Southerly boundary of 2nd Avenue; thence Northwesterly along said boundary of 2nd Avenue for 155 feet to the Point of Beginning; thence 90 degrees 25 minutes left and run Southwesterly for 1007.60 feet; thence 81 degrees 56 minutes 44 seconds right and run Westerly for 44.43 feet; thence 23 degrees 47 minutes 43 seconds right and run Northwesterly for 36.38 feet; thence 15 degrees 57 minutes 27 seconds left and run Northwesterly for 8.93 feet; thence 90 degrees 11 minutes 23 seconds right and run Northeasterly for 104.63 feet to the Southerly boundary of 2nd Avenue; thence 90 degrees 26 minutes 37 seconds right and run Southeasterly along said boundary for 88.00 feet to the Point of Beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

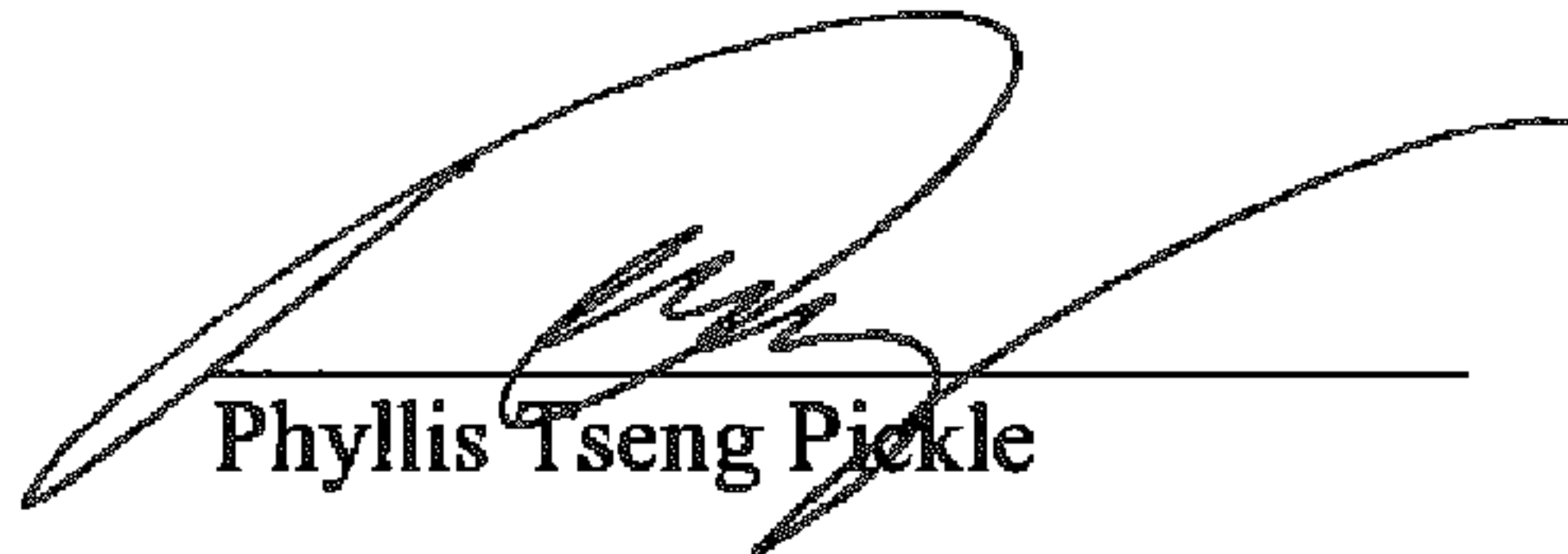
The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall

warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set her signature and seal on this the 8th day of November, 2017.



Phyllis Tseng Pickle

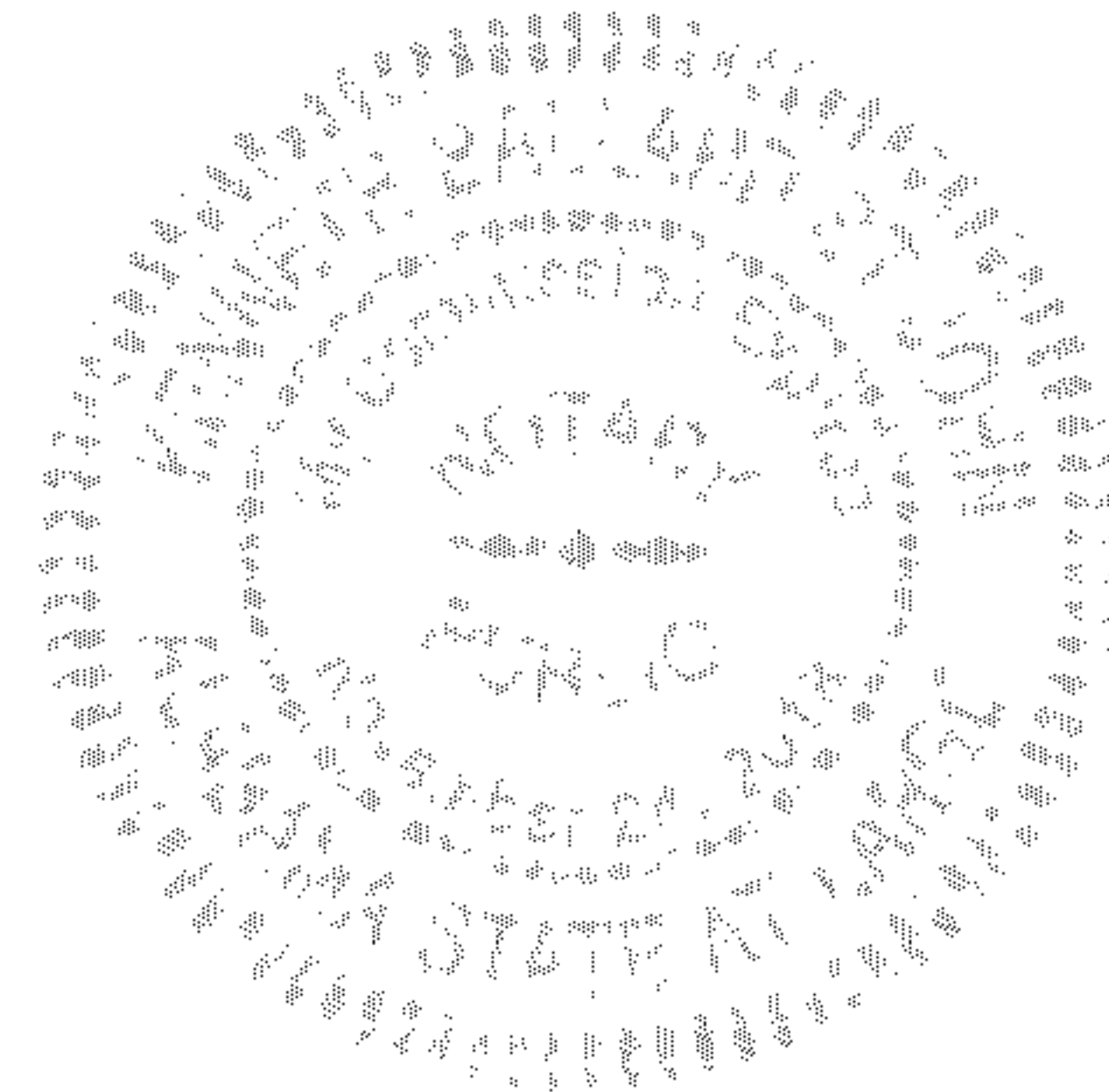
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phyllis Tseng Pickle, a married woman, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 8th day of November, 2017.

(Notary Seal)


Notary Public
Print Name Kenneth Belkirk Jr
Commission Expires: 11/24/2018



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

Grantor's Name Phyllis Tseng Pickle
 Mailing Address 613 10th Avenue SW
Alabaster, AL 35007

Grantee's Name Reinaldo Eleuterio Escobar
 Mailing Address 130 1st Street SW
Alabaster, AL 35007

Property Address 613 10th Avenue SW
Alabaster, AL 35007

Date of Sale 11/8/17
 Total Purchase Price \$ 94,000.00

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 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 11/8/17

Print Courtney Snow

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/13/2017 08:46:17 AM
 \$115.00 CHERRY
 20171113000407920

[Signature]