



20171204000432140 1/4 \$34.00
 Shelby Cnty Judge of Probate. AL
 12/04/2017 09:25 20 AM FILED/CERT

SEND TAX NOTICE TO:
 (Name) Daniel Hidalgo
 (Address) 3736 Hwy 22, Montevallo AL 35115

This Instrument was prepared by:
 (Name) O.H.F. Investments
 (Address) 2805 15th St, Panama City FL 32401
WARRANTY DEED

STATE OF ALABAMA
 SHELBY COUNTY

Know all men by these presents, that in consideration of 10,000
 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES
 herein, the receipt whereof is acknowledged, we,
James James
 (herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Daniel Hidalgo
 (herein referred to as GRANTEES), the following described real estate situated in
Shelby County, Alabama, to wit:

Parcel # 581308344001058000

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, we have hereunto set our hands and seals, this 6th
 day of Dec, 2017.

WITNESS:


Shelby County, AL 12/04/2017
 State of Alabama
 Deed Tax: \$10.00

STATE OF ALABAMA)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Hidalgo whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 4 day of August, 2017.

Ashley Burt
Notary Public
My Commission Expires: March 7, 2020


20171204000432140 2/4 \$34.00
Shelby Cnty Judge of Probate, AL
12/04/2017 09:25:20 AM FILED/CERT

20050907000459980 2/2 \$29.00
Shelby Cnty Judge of Probate, f
09/07/2005 10:09:51AM FILED/C

EXHIBIT "A"

LEGAL DESCRIPTION

20171204000432140 3/4 \$34.00
Shelby Cnty Judge of Probate, AL
12/04/2017 09:25:20 AM FILED/CERT

A part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West more particularly described as follows:

Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 453.00 feet; thence left 90 deg. 50 min. 00 sec. and run Westerly 26.81 feet to the Westerly right-of-way of 12th Street Northwest and the Southerly boundary of Lot 3 of Fernwood Fourth Sector and being the point of beginning; thence continue Westerly along the Southerly boundary of said Lot 3 a distance of 148.19 feet to the Easterly boundary of Lot 2 of Fernwood Fourth Sector, thence left 85 deg. 54 min. 53 sec. and run Southerly along the Easterly boundary of said Lot 2 a distance of 100.10 feet; thence left 91 deg. 41 min. 30 sec. and run Easterly 157.59 feet to the Westerly right-of-way of 12th Street Northwest; thence left 93 deg. 32 min. 32 sec. and run Northerly along said right-of-way 106.45 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Jesus Jimenez
Mailing Address 133 Winterhaven Dr
Alabaster AL 35007

Grantee's Name D.H.F. Investments
Mailing Address 2290 County Rd 84
Calera AL 35040

Property Address N/A

Date of Sale 8-4-2017
Total Purchase Price \$ 10,000

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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).

ate _____

Print Daniel Hidalgo / D.H.F. Investments

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20171204000432140 4/4 \$34.00
Shelby Cnty Judge of Probate, AL
12/04/2017 09:25:20 AM FILED/CERT