

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
Maximo Dominguez
777 Carl Raines Lake Road
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Three Hundred Sixty-Four Thousand and 001/00 Dollars (\$364,000.00) to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we

Maximo Dominguez and Sandra L. Naranjo, Husband and Wife

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Maximo Dominguez

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 1, 2, 3 & 4, according to the Survey of Carl H. Raines Irrevocable Granddaughters' Trust Family Subdivision, as recorded in Map Book 28, Page 57, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

Zero (\$0.00) of the above purchase price was paid from the proceeds of a mortgage loan.

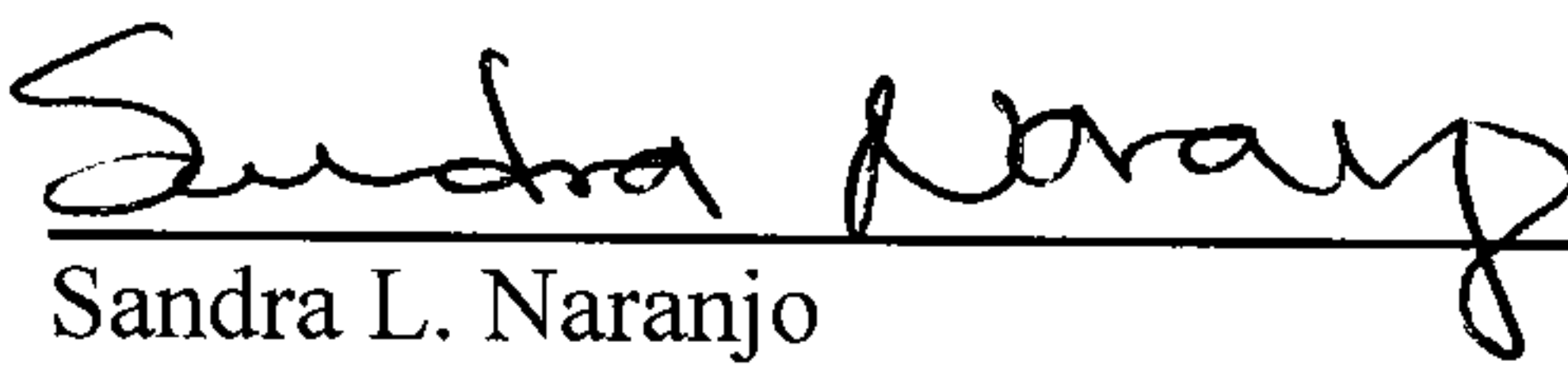
TO HAVE AND TO HOLD, unto the said GRANTEE, his heirs and assigns forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And we do for ourselves and for our heirs, executors, and administrators covenant with the 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 noted 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, the said GRANTORS have hereunto set their signatures and seals, this the 12th day of December, 2017.


Maximo Dominguez

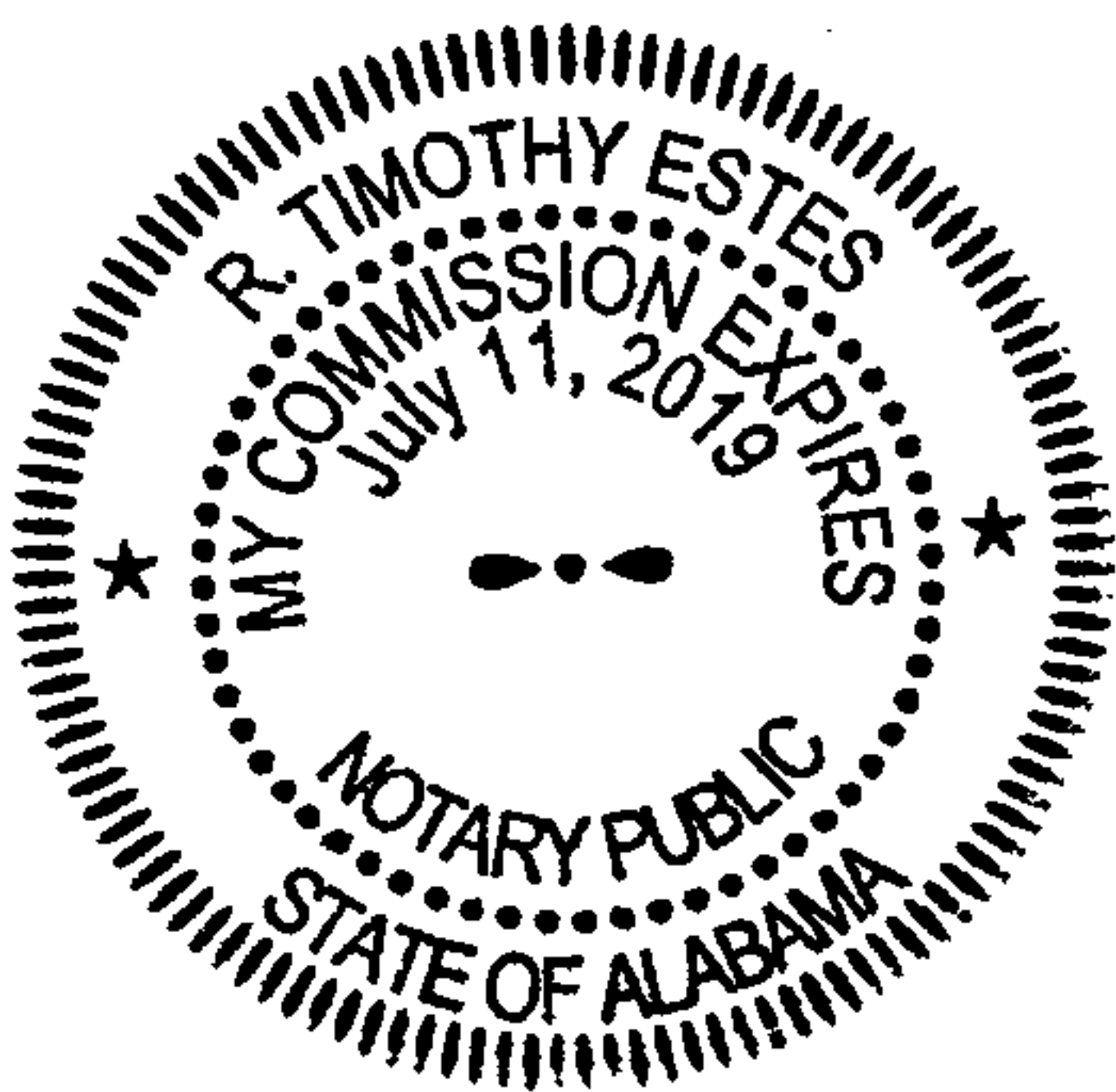

Sandra L. Naranjo

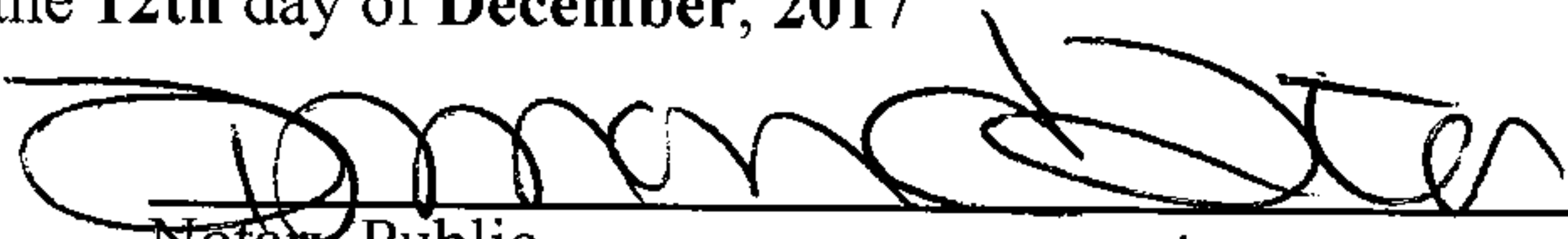
STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maximo Dominguez and Sandra L. Naranjo whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date,

Given under my hand and official seal, the 12th day of December, 2017

SEAL




Notary Public
My Commission Expires: 7/11/19

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975 § 40-22-1*Grantor's Name: Maximo Dominguez and Sandra L. Naranjo Grantee's Name: Maximo DominguezMailing Address: 777 Carl Raines Lake Road Hoover, AL 35244 Mailing Address: 777 Carl Raines Lake Road Hoover, AL 35244Property Address: 777 Carl Raines Lake Road Hoover, AL 35244☐ 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.

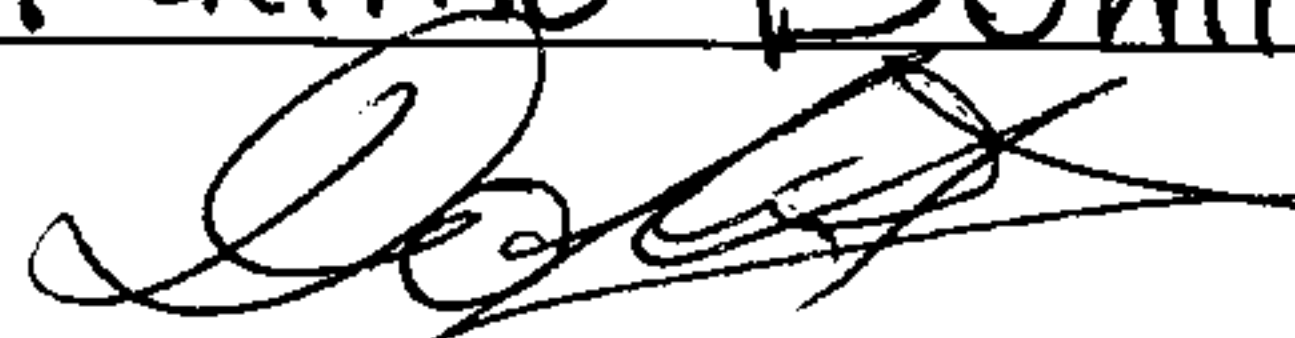
Property Address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property is 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 an 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 § 40-22-1 (h).

Date: 12/20/17Print Name: Maximo DominguezSignature: ☒ Grantor ☐ Grantee ☐ Owner ☐ Agent☐ Unattested _____
(Verified by)Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/27/2017 10:00:38 AM
\$382.00 CHARITY
20171227000458810