

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Juan Lopez and Edna Lopez
112 Big Oak Circle
Alabaster, AL 35114

WARRANTY DEED

20180103000000360

01/03/2018 08:28:44 AM

DEEDS 1/2

STATE OF ALABAMA)

)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Sixty-Five Thousand And No/100 Dollars (\$365,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Robert C. Thomas, Jr. and Tina Thomas, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Juan Lopez and Edna Lopez (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Commence at the Northeast corner of the NE 1/4 of the SW 1/4 of Section 15, Township 21 South Range 3 West, thence South 89°43'56" W along the North boundary of said NE 1/4 of the SW 1/4 a distance 576.92 feet to the Point of Beginning; thence continue along the previously described course a distance of 210.02 feet; thence South 15°17'57" West a distance of 656.13 feet to the northerly right-of-way of Big Oak Circle, formerly known as Red Oak Drive; thence North 89°45'35" E along said right-of-way 215.00 feet; thence North 14°52'38" East a distance of 654.91 feet to the Point of Beginning. Containing in all 3.08 acres.



Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$310,250.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on December 29, 2017.


Robert C. Thomas, Jr.

Tina Thomas

STATE OF Alabama
COUNTY OF SHELBY

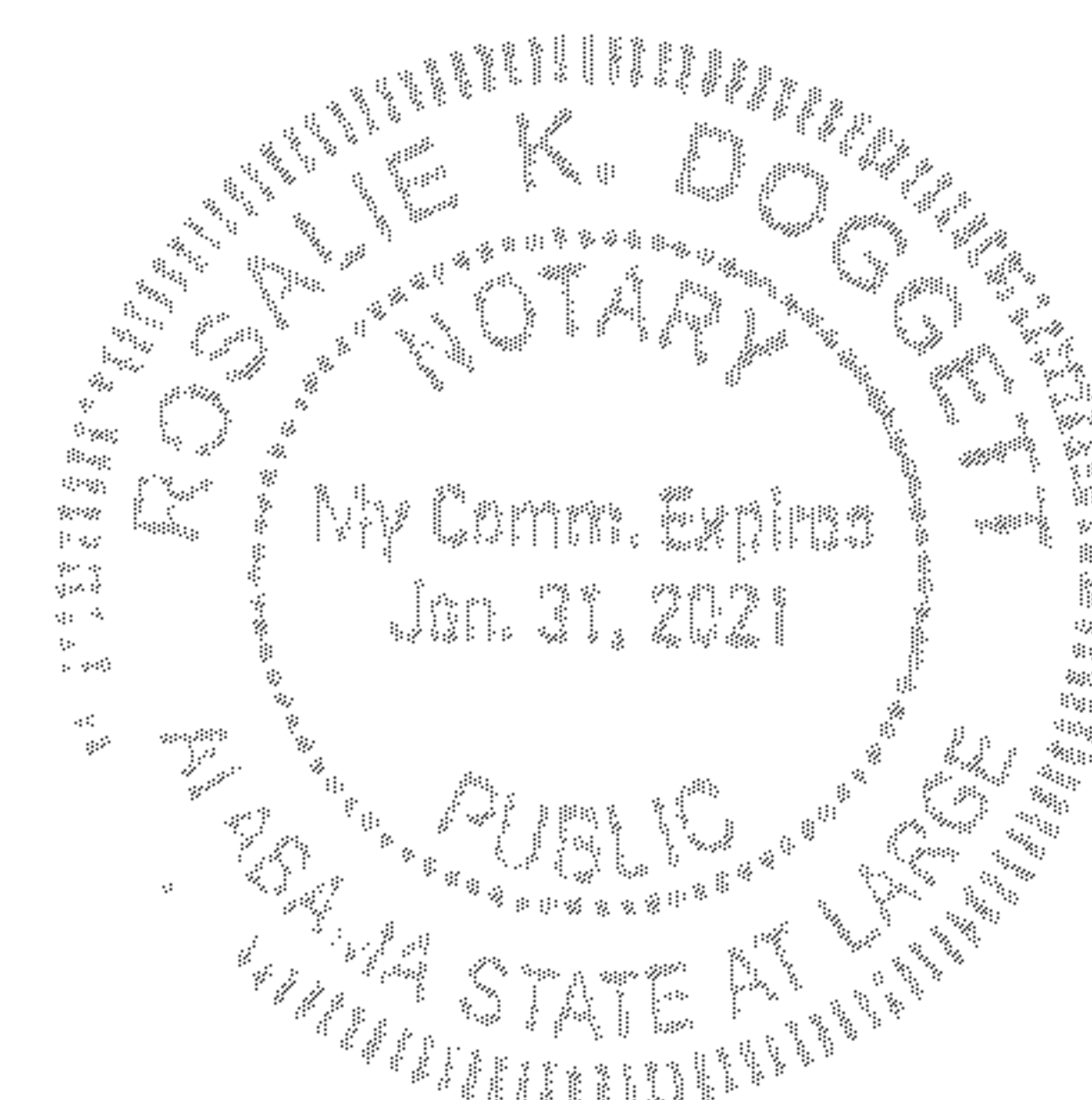
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Robert C. Thomas, Jr. and Tina Thomas whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 29th day of December, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 12/29/2017.

Notary Public

My commission expires: 1/31/21

FILE NO.: T5-1702512



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

Grantor's Name Robert C. Thomas, Jr. and Tina Thomas

Grantee's Name Juan Lopez and Edna Lopez

Mailing Address 112 Big Oak Circle
Alabaster, AL 35114

Mailing Address 317 Lacey Ave
Maylene, AL 35114

Property Address 112 Big Oak Circle
Alabaster, AL 35114

Date of Sale December 29, 2017

Total Purchase Price \$365,000.00

or

Actual Value \$

or

Assessor's Market Value \$

20180103000000360 01/03/2018 08:28:44 AM DEEDS 2/2

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 - Robert C. Thomas, Jr. and Tina Thomas, 112 Big Oak Circle, Alabaster, AL 35114.

Grantee's name and mailing address - Juan Lopez and Edna Lopez, 317 Lacey Ave, Maylene, AL 35114.

Property address - 112 Big Oak Circle, Alabaster, AL 35114

Date of Sale - December 29, 2017.

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.

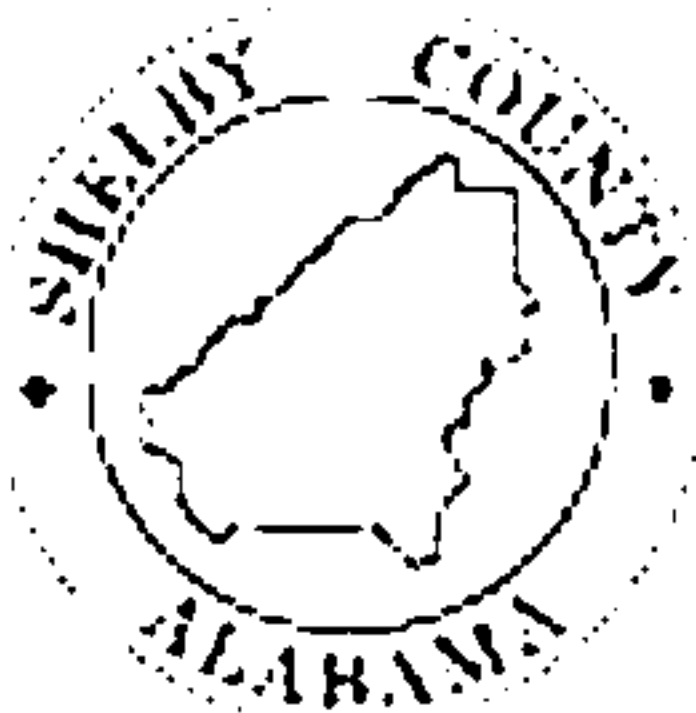
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: December 29, 2017

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/03/2018 08:28:44 AM
\$73.00 CHERRY
20180103000000360