

Parcel I.D. #: 27-4-19-4-004-005.001

Send Tax Notice To: Eloy Ramos Guerrero

Physical Address: 424 Highway 219
Montevallo, AL 35115


20180124000023140 1/4 \$38.00
Shelby Cnty Judge of Probate, AL
01/24/2018 08:34:28 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Fourteen Thousand Dollars and 00/100 (\$ 14,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Billy Joe Gonzalez, a single lman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Eloy Ramos Guerrero, a single man**, hereinafter known as the GRANTEE;

Lot # 54 in the Montevallo Coal and Transportation Company's Subdivision of the West half of the Southwest Quarter, Section 19, Township 22 South, Range 13 West, known as the Town of Aldrich, as shown on the plat filed in Map Book 3, at Page 52, in the Office of the Probate Judge of Shelby County, Alabama; LESS & EXCEPT: A parcel of Lot Number 54 in the Montevallo Coal and Transportation Company's Subdivision of the West half of the Southwest Quarter, Section 19, Township 22 South, Range 3 West, known as the Town of Aldrich, as shown on the Plat filed in Map Book 3, at Page 52, in the Office of the Probate Judge of Shelby County, Alabama, described as follows: Begin at the Southwesterly corner of said Lot 54; Thence Northerly 100 feet along West line of said Lot; Thence Easterly 75 feet; Thence Southerly 100 feet; Thence Westerly 75 feet along county road to Point of Beginning. Being that certain property conveyed to Claude Hunt and wife, Alberta Hunt, by instrument dated September 14, 1961, and recorded in Deed Book 217, at Page 841.

Subject to any and all easements, rights of way and restrictions of record.

¹ was prepared with the benefit of a title search by Shelby County Abstract & Title

Shelby County, AL 01/24/2018
State of Alabama
Deed Tax: \$14.00

Compnay, Inc., policy number MV-17-23718. A survey was not performed and said legal description was provided by the SELLER herein.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their 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 he same as aforesaid; that we will and 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, on this the
3 Day of May, 2017.

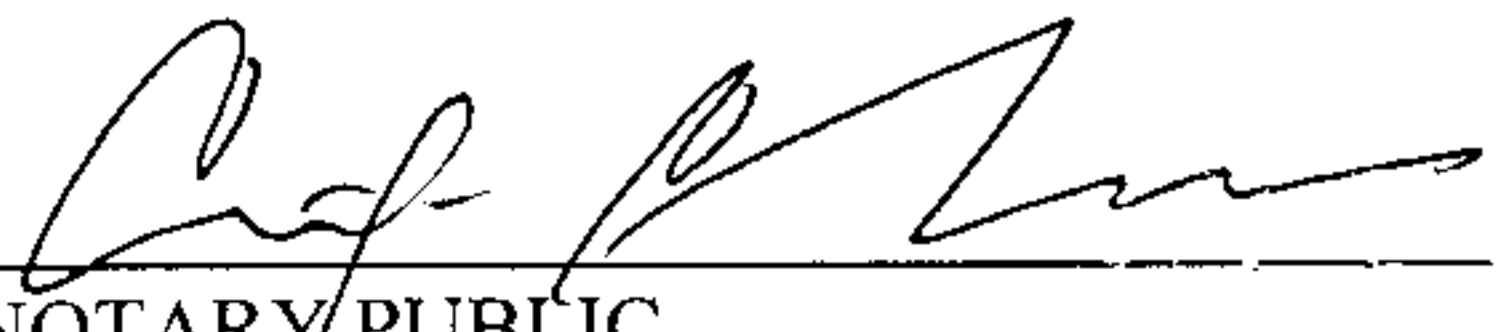

Billy Joe Gonzalez
Seller

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20180124000023140 2/4 \$38.00
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I, the undersigned, a Notary Public in and for said State, do hereby certify that
Billy Joe Gonzalez, and who is personally known to me, acknowledged before me and my official
seal of office, that he/she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 3 Day of
MAY, 2017.


NOTARY PUBLIC
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



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Real Estate Sales Validation Form

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

Grantor's Name Billy Joe Gonzalez
Mailing Address 56 Hwy 204
MONTEVALLE, AL 35115

Grantee's Name Eloy Ramon Guzman
Mailing Address 424 Hwy. 219
MONTEVALLE, AL 35115

Property Address 424 Hwy. 219
MONTEVALLE, AL 35115

Date of Sale 5/3/17

Total Purchase Price \$ 14,000.-



20180124000023140 4/4 \$38.00
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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).

Date 5/3/17

Unattested

(verified by)

Print Billy Gonzalez

Sign

Billy Gonzalez

(Grantor/Grantee/Owner/Agent) circle one