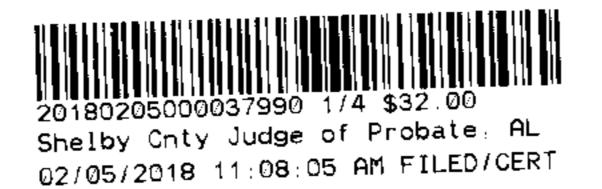
This Instrument prepared by: James D. Fancher Fancher Law 721 7<sup>th</sup> Street South Clanton, AL 35045



Send Tax Notice To:
Jose Luis Gallegos Soriano
Lucilia Trejo Torales
15585 Hy 42
Shelby A L 35143

## WARRANTY DEED

STATE OF ALABAMA	)
SHELBY COUNTY	)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$7,000.00 to the undersigned grantors in hand paid by grantees herein, the receipt whereof is acknowledged, We, Cynthia Rena Donahoo, Jeremy Marshall Donahoo and Crystal Liana Mugovero (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Jose Luis Gallegos Soriano and Lucilia Trejo Torales, (herein referred to as GRANTEES), as joint tenants with the right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NE ¼ of the SW ¼ of Section 14, Township 22, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at a point on the Okomo Public Road 350 feet East of the West line of said forty, which point is the Southeast corner of a lot formerly deeded to Leon S. Knight and Alpha Knight, and which point is 140 feet East of the Southeast corner of another lot formerly deeded to said Leon S. Knight and Alpha Knight by deed recorded in Deed Book 171, at Page 451, in the Office of the Judge of Probate of Shelby County, Alabama, and from said point of beginning run North and parallel with the West line of said forty a distance of 630 feet; thence run South and parallel with the West line of said forty a distance of 140 feet; thence run South and parallel with the West line of said Forty a distance of 630 feet to said Okomo Road; thence West along said Okomo Road a distance of 140 feet to the point of beginning, and containing 2 acres, more or less.

This conveyance and all warranties hereinafter contained are made subject to any and all restrictions, easements, covenants, and rights-of-way recorded in said County affecting said described property.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

TO HAVE AND TO HOLD, to the said GRANTEES forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10 day of January 2018.

Cynthia Rena Donahoo

## STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cynthia Rena Donahoo, whose names are signed to the foregoing conveyance, and whom 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, this 10 day of January 2018.

My commission expires: 12/18/18

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10 day of Ju-, 2018.

## STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeremy Marshall Donahoo, whose names are signed to the foregoing conveyance, and whom 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, this 10<sup>15</sup> day of January 2018.

My commission expires: 12/18/18

20180205000037990 2/4 \$32 00 Shelby Cnty Judge of Probate, AL

02/05/2018 11:08:05 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set Junuary, 2018.	my hand and seal, this 13 <sup>th</sup> day of
STATE OF Alabama COUNTY OF Baldwin	Crystal Finance Mugos Crystal Liana Mugovero
I, the undersigned authority, a Notary Public certify that Crystal Liana Mugovero, whose names a whom are known to me, acknowledged before montents of the conveyance, they executed the same of Given under my hand, this day of Ja	are signed to the foregoing conveyance, and e on this day that, being informed of the voluntarily on the day the same bears date.
	Deek M. Allson NOTARY PUBLIC
J	My commission expires:

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1		
Grantor's Name	Cynthia Donahos	Grantee's Name Jose Luis Gallegos Soci
Mailing Address	Jereny Donald	Mailing Address Lucilin Trejo Torales
	Crystal Mugavero	15585 Huy 42
	15585 HUY HZ	Shrlby, AL 35143
	Shelby, AL35143	,
Property Address	15585 Huy 47	Date of Sale 01/10/2018
- -	Shelby, AL 35143	Total Purchase Price \$ 7,000, 42
		or
		Actual Value \$
		or
		Assessor's Market Value \$
evidence: (check of Bill of Sale Sales Contract Closing Stater	ne) (Recordation of document t nent	ntary evidence is not required) Appraisal  X Other Ozzd  dation contains all of the required information referenced
-	this form is not required.	
Instructions		
		e name of the person or persons conveying interest

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 01/24/18	Print Ja->s Fa-ch
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one
20180205000037990 4 (4 #33 60	Form RT-1

Shelby Cnty Judge of Probate AL 02/05/2018 11:08:05 AM FILED/CERT