

20180213000046240  
02/13/2018 08:33:43 AM  
DEEDS 1/3

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
Juan Herrera-Barajas  
Maria M. Magana  
7290 Lou George Loop  
Bessemer, AL 35022

GENERAL WARRANTY DEED

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

That in consideration of **Sixty Thousand and No/100 Dollars (\$60,000.00)** to the undersigned grantor, **VentureSouth**, an Alabama non-profit corporation, (herein referred to as grantor), in hand paid by the grantees herein, the receipt whereof is acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto **Juan Herrera-Barajas and Marina M. Magana** (herein referred to as Grantees), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

**Lot 2, in Seibert Addition to Indian Lake Subdivision as shown in Map Book 48, Page 43,  
in the Office of the Judge of Probate of Shelby County, Alabama**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$35,000.00 of the above consideration was secured by and through the purchase money mortgage.

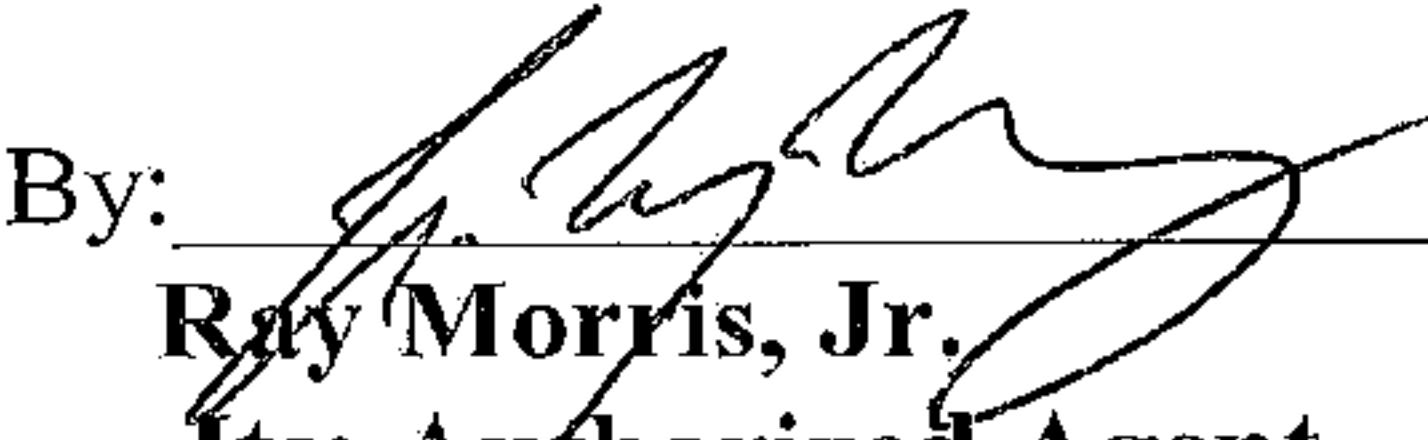
TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the undersigned does for the company, and for the successors and assigns of the company, covenant with the said Grantee, his heirs and assigns, that the company is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the company has a good right to sell and convey the same as aforesaid; that the company will and the successor and assigns of the company 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 Grantor has executed this conveyance, or caused the same to be properly executed as of this day, the 9<sup>th</sup> day of February, 2018.

**GRANTOR**

**VentureSouth**

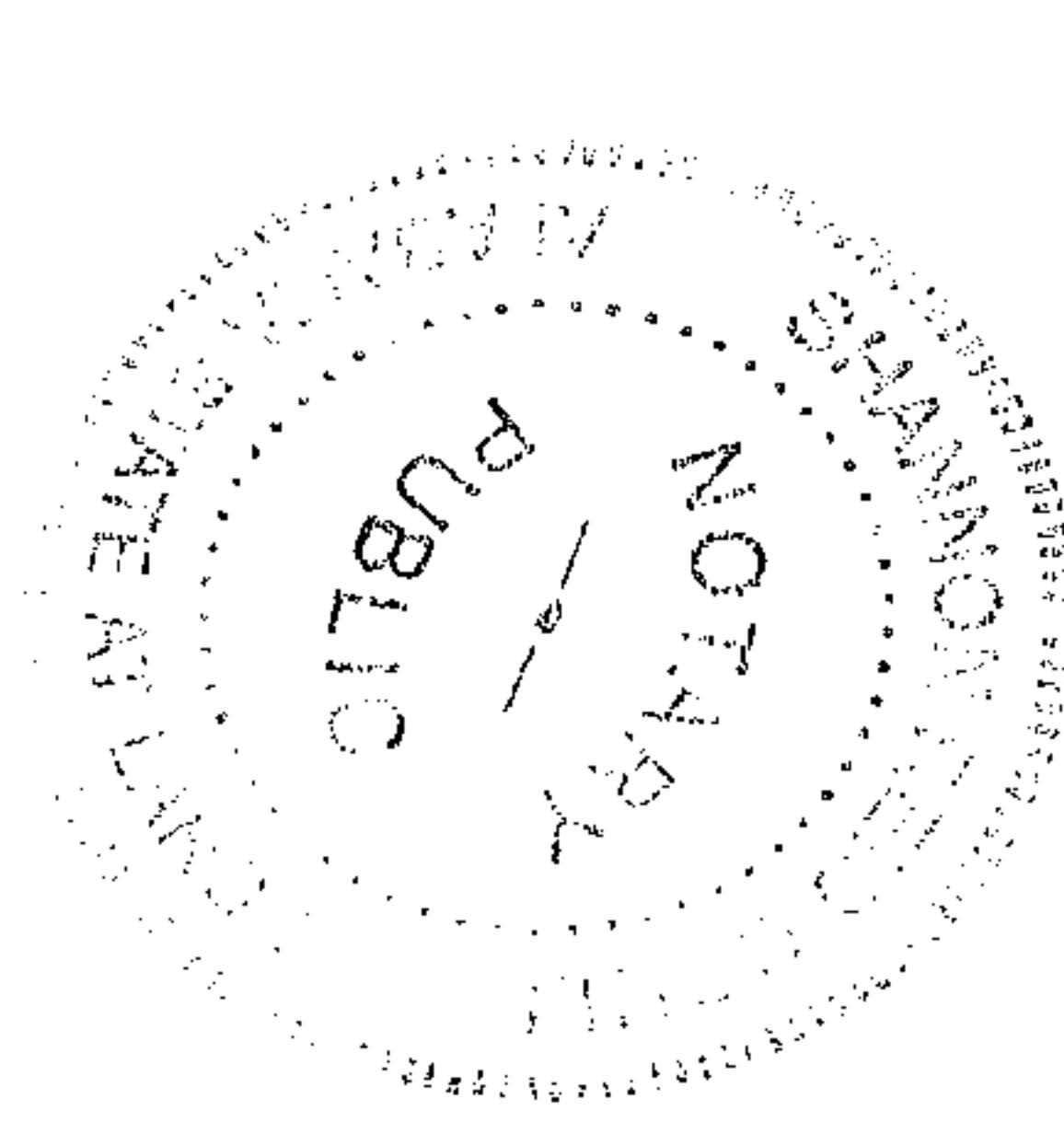
By:  (SEAL)  
Ray Morris, Jr.  
Its: Authorized Agent

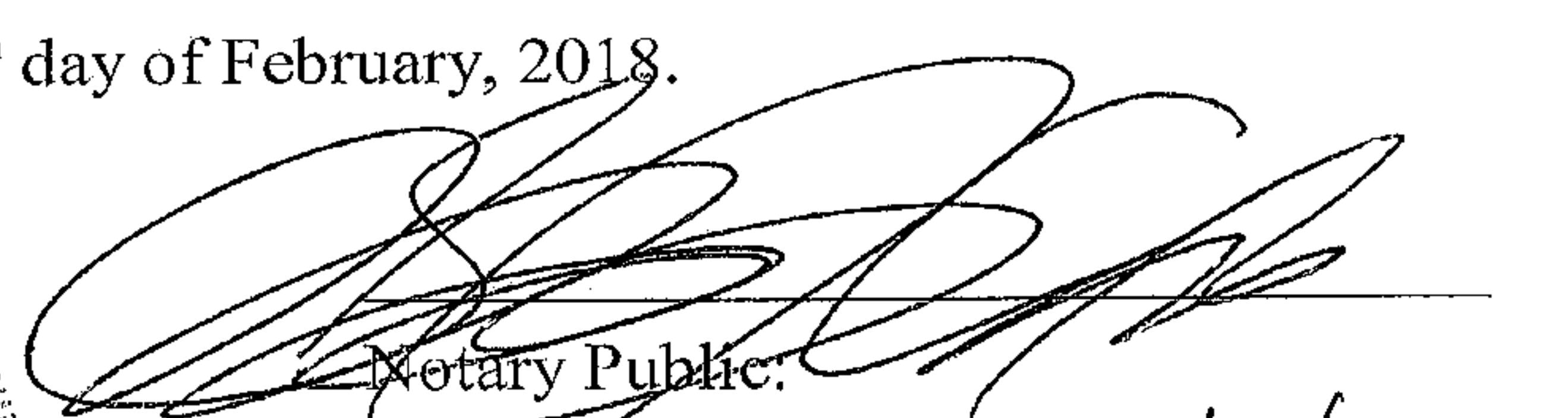
Notary Acknowledgment

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Ray Morris, Jr., whose name is signed to the foregoing conveyance as Authorized Agent of VentureSouth, a limited liability company, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this the 9<sup>th</sup> day of February, 2018.



  
Notary Public  
My commission expires: 4/21/2020

## Real Estate Sales Validation Form

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

Grantor's Name L. Ray Morris  
 Mailing Address 220<sup>th</sup> ST N.  
STE 1150  
Bham, AL 35203

Grantee's Name Juan Herrera-Barrajas  
 Mailing Address Maria M. Magaña  
7290 Lou George Loop  
Bessemer, AL 35022

Property Address 3478 Indian Lake Way  
Pelham, AL 35124

Date of Sale 2-9-18Total Purchase Price \$ 60,000

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 02/13/2018 08:33:43 AM  
 \$46.00 CHERRY  
 20180213000046240

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 2-9-18

Print

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one