


This Instrument prepared by:
GONZALEZ LAW FIRM, L.L.C.
128 FIRST STREET SOUTH
ALABASTER, ALABAMA 35007
MARCO A. GONZALEZ, ESQ.

SEND TAX NOTICE TO:
Selena Yakeline Ayala Hueramo
406 Meadowlark Place
Alabaster, AL 35007

WARRANTY DEED
TITLE NOT EXAMINED


20180312000078540 1/3 \$115.00
Shelby Cnty Judge of Probate, AL
03/12/2018 09:53:56 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOWN ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF \$20.00 (Twenty Dollars) and other considerations, in hand paid to the undersigned grantors, Noe Silva Hueramo and Elvira Ayala, husband and wife, by the grantees herein, the receipt whereof is acknowledged, We as grantors, hereby release, grant, bargain, sell and convey unto Selena Yakeline Ayala Hueramo, a single person and Marina Deniss Hueramo Ayala, a single person as grantees, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 13, BLOCK 1, ACCORDING TO THE SURVEY OF WILLOW GLEN, AS RECORDED IN MAP BOOK 7, PAGE 101, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed book 101, Page 80 and Deed Book 172, Page 549.
2. Restrictions appearing of record in Misc. Book 28, Page 194 and as shown on recorded map.
3. A 35 foot building line from Meadowlark Place; a 10 foot easement along rear lot line and a 5 foot easement along Westerly lot line as shown on recorded map.
4. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Deed Book 316, Page 804.
5. Agreement as recorded in Misc. Book 25, Page 830 through 838.
6. Subject to other easements, restrictions, and rights of way of record. Subject to applicable zoning and subdivision regulations.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO

THE PROPERTY DESCRIBED HEREIN AND MAKES NO
CERTIFICATION OF TITLE. LEGAL DESCRIPTION PROVIDED BY
GRANTORS/GRANTEES.

To have and to hold unto the said Grantees 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.

And, I (we) do for myself (ourselves) and for my (ours) heirs, executors and administrators, covenant with said grantees, his, her or their heirs and assigns, that I (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above, that I (we) will, and my (ours) heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s)

this the 12 day of MARCH, 2018.

By: Noe Silva Hueramo Noe Silva Hueramo, Grantor

By: Elvira Ayala Elvira Ayala, Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, hereby certify that Noe Silva Hueramo and Elvira Ayala, whose names is 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, he/she executed the same voluntarily, with full authority to act in conveying said property, on the day the same bears date.

Given under my hand and seal this the 12th day of MARCH,

2018.

[Signature]

Notary Public

My commission expires: 2/26/22



20180312000078540 2/3 \$115.00
Shelby Cnty Judge of Probate, AL
03/12/2018 09:53:56 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Aloe Hueramo
Mailing Address Elvira Agala

Grantee's Name Selena S Hueramo
Mailing Address Marina V. Hueramo

Property Address 4106 Meadowlark Pk
Alabaster AL
35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 94,000

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 3-12-18

Print _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180312000078540 3/3 \$115.00
Shelby Cnty Judge of Probate, AL
03/12/2018 09:53:56 AM FILED/CERT

ified by)