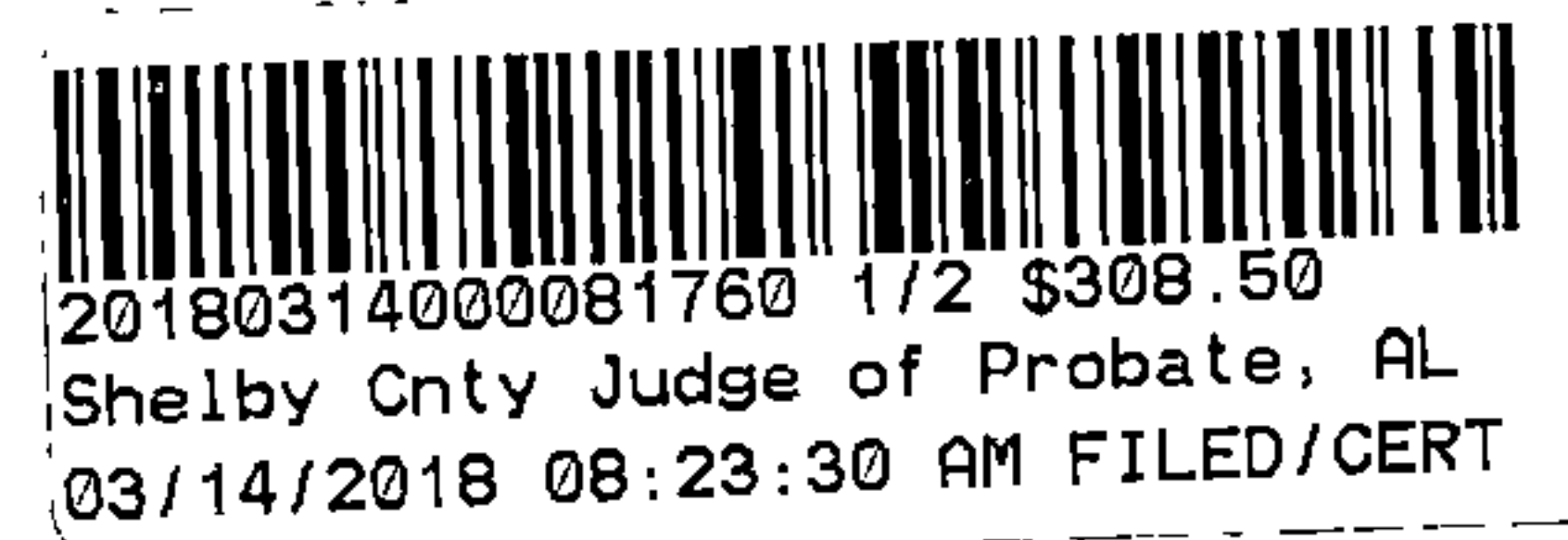


This instrument was prepared by:  
Hornsby & Hornsby, Attorneys at Law  
2010 Old Springville Road, Suite 100  
Birmingham, AL 35215

Send Tax Notice To:  
Terry D. Schneider  
500 Oak Glen Trace  
Birmingham, AL 35244



### WARRANTY DEED

**STATE OF ALABAMA \* KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY \***

That in consideration of Two Hundred Ninety Thousand Three Hundred Fifty and NO/100 Dollars---(\$290,350.00) to the undersigned grantor, **Israel Alvarado**, a married man, of 4785 Vise Road, Pinson, AL 35126, (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Terry D. Schneider** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 44, according to the Survey of Oak Glen First Sector, as recorded in Map Book 9, Page 104, in the Probate Office of Shelby County, Alabama.

Property Address: 500 Oak Glen Trace, Birmingham, AL 35244

Subject to easements and restrictions of record, and current ad valorem taxes, a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for him/herself, his/her successors and assigns, covenant with said Grantees, their heirs and assigns, that he/she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he/she has good right to sell and convey the same as aforesaid; and that he/she will and his/her successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set their signatures and seals, this the 5<sup>th</sup> day of March, 2018.

  
Israel Alvarado

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

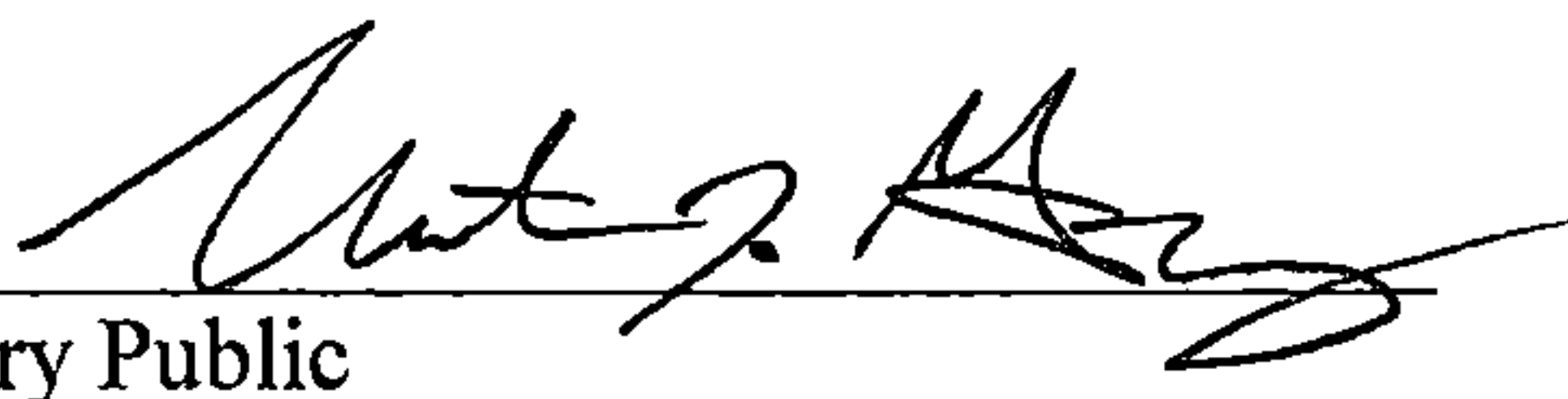
### General Acknowledgment

Shelby County, AL 03/14/2018  
State of Alabama  
Deed Tax: \$290.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Israel Alvarado**, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5<sup>th</sup> day of March, 2018.

My Commission Expires: 9/17/20

  
Notary Public

# Real Estate Sales Validation Form

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

Grantor's Name Israel Alvarado  
Mailing Address 4785 Vise Rd.  
Pinson, AL 35126

Grantee's Name Terry D. Schneider  
Mailing Address 500 Oak Glen Trace  
Birmingham, AL 35244

Property Address 500 Oak Glen Trace  
Birmingham, AL 35244

Date of Sale 3/5/2018

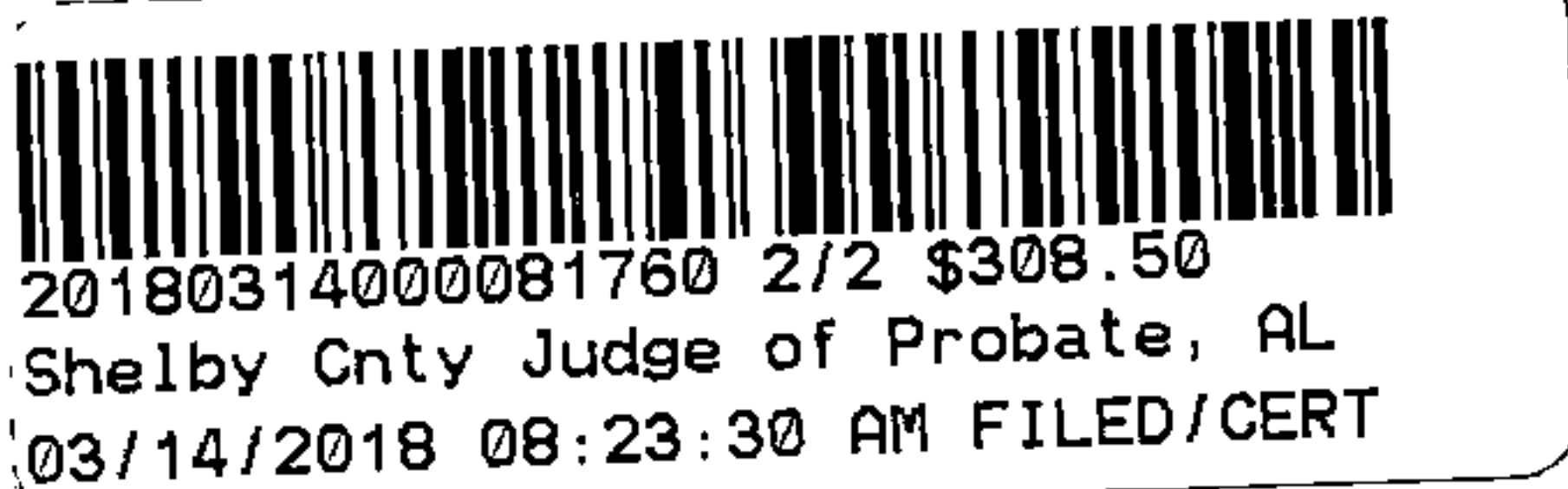
Total Purchase Price \$ 290,350.00

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

☐ 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 - 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 3-5-18

Print Harvey & Harvey

X Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1