


SEND TAX NOTICE TO:

Angelica or Joel Sosa
66 Maple Crest Drive
Sterrett, AL 35147

This Instrument was prepared by:

Joseph Epperson
2870 Wisteria Drive
Hoover, AL 35216

WARRANTY DEED


20180320000092290 1/2 \$19.00
Shelby Cnty Judge of Probate: AL
03/20/2018 01:52:09 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00) the undersigned grantor or grantors in hand paid by GRANTEE herein, the receipt whereof is acknowledged, I, JOSEPH EPPERSON an unmarried man (herein referred to as GRANTOR) does grant, bargain, sell and convey unto ANGELICA CHRISTINE SOSA AND HUSBAND, JOEL GONZALEZ SOSA (herein referred to as Grantee) the following described real estate situated in SHELBY COUNTY, Alabama, to-wit:

Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 1 East; thence run North along the West line of said 1/4-1/4 section 329.65 feet to the point of beginning of the parcel of land herein described; thence turn 88 degrees 45 minutes 43 seconds right and run easterly 561.62 feet; thence turn 88 degrees 58 minutes 37 seconds right and run southerly 424.56 feet to a point on the North right of way line of Old U.S. Highway No. 280; thence turn right 63 degrees 22 minutes 23 seconds and run southwesterly along said right of way line 566.25 feet; thence turn 112 degrees 01 minutes 51 seconds right and run northwesterly 690.59 feet to the point of beginning: being situated in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 23, Township 19 South, Range 1 East, Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

THE ABOVE RECITED CONSIDERATION IS PAID FROM THE PROCEEDS OF A PURCHASE MONEY MORTGAGE EXECUTED SIMULTANEOUSLY WITH THE DELIVERY OF THIS DEED.

TO HAVE AND TO HOLD to said grantee, his, her or theirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of MARCH, 2018.


JOSEPH EPPERSON

STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JOSEPH EPPERSON, an unmarried man, whose names IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, HE, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of MARCH, 2018.

My Comm Expires 02-15-21


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 Joseph Epperson
Mailing Address 2870 Wistaria Dr.
Hoover AL 36216

Grantee's Name Angelica : Joel Sosa
Mailing Address 1616 Maple Crest Dr.
Sterrett AL 36147

Property Address 1616 Maple Crest Dr
Sterrett AL 36147

Date of Sale 3/20/18
Total Purchase Price \$ 150,000
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 3/20/18

Unattested

Print Joseph Epperson

Sign Joseph Epperson
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1