

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.

300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
JOSE ABRAHAM YANEZ
NAVARRETE
3421 WESTOVER ROAD
STERRETT, AL 35147

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

20180425000138020
04/25/2018 08:35:27 AM
DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Fourteen Thousand and 00/100 Dollars (\$114,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, KEVIN HUGHES, an unmarried person, (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto JOSE ABRAHAM YANEZ NAVARRETE, NAYELI L. LOPEZ SANTIAGO, AND TANIA DENISSE LOPEZ (herein referred to as “Grantees”), as Joint Tenants, with right of survivorship, all of his right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

\$80,000 OF THE CONSIDERATION ABOVE WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

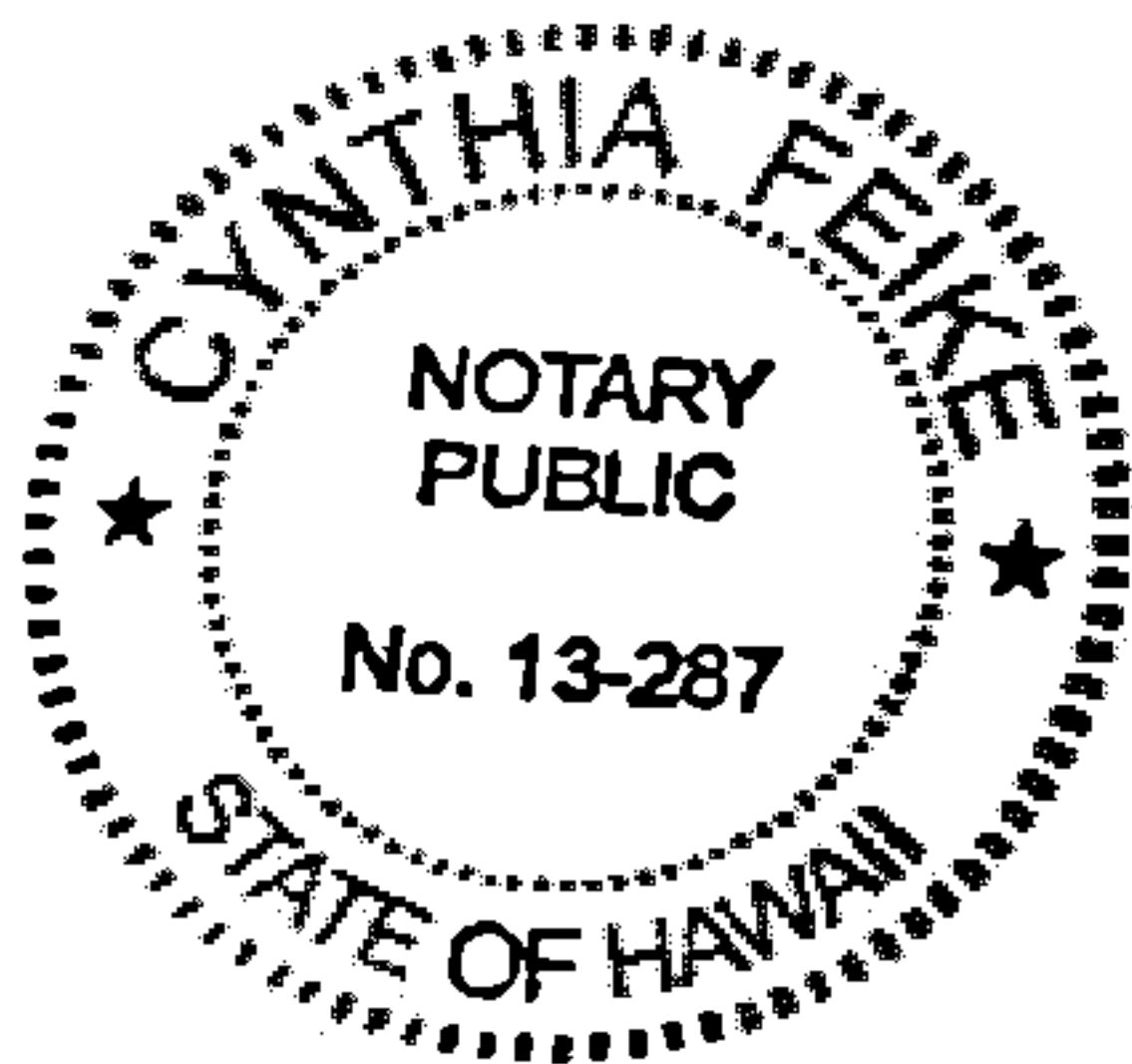
IN WITNESS WHEREOF, the Grantor has hereunto his hands and seals, this 24th day of
APRIL, 2018.

Kevin Hughes
KEVIN HUGHES

STATE OF Hawaii)
Maua COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that,
KEVIN HUGHES, whose name 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 the conveyance, he executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of APRIL, 2018.



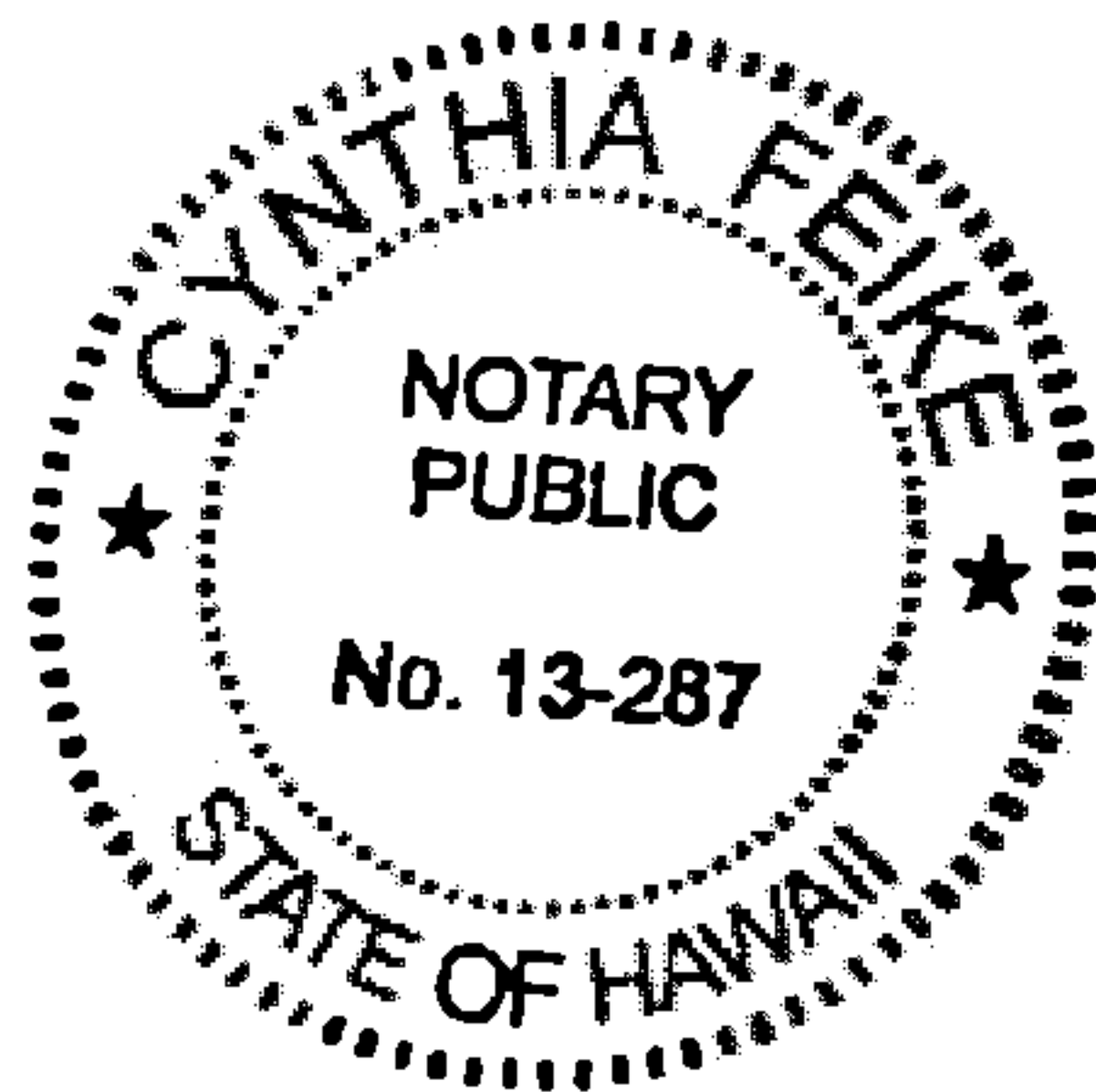
Cynthia Feike
Notary Public

My Commission Expires: 8/11/2021

Cynthia Feike

Notary Public, State of Hawaii

My Commission Expires August 11, 2021.



NOTARY CERTIFICATE, STATE OF HAWAII
Doc. Description/ID: Warranty Deed

Doc. Date: 4/24/18

Pages: 2

Name: Cynthia Feike

Second Circuit

Cynthia Feike
Notary Signature

4/24/18
Cert. Date

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 18, RANGE 1 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4 RUN THENCE NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID FORTY 660 FEET TO THE POINT OF BEGINNING OF LOT HEREIN CONVEYED, AND FROM SAID POINT OF BEGINNING THENCE CONTINUE NORTH ALONG THE EAST LINE OF SAID FORTY 165 FEET, THENCE WEST TO A POINT ON THE EAST RIGHT OF WAY OF CAHABA BEACH ROAD, THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST RIGHT OF WAY OF SAID ROAD 163 FEET MORE OR LESS TO A POINT DUE WEST OF THE POINT OF BEGINNING, THENCE EAST TO THE POINT OF BEGINNING, SHELBY COUNTY, ALABAMA.

20180425000138020 04/25/2018 08:35:27 AM DEEDS 3/4

Real Estate Sales Validation Form

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

Grantor's Name Kevin Hughes
Mailing Address 46 Gray Vaughn
300 Cabela Park Circle Ste 200
Birmingham AL 35212

Grantee's Name Jose Novak
Mailing Address 3421 Vestover Road
Steviet AL 35149

Property Address 3661 Cabela Beach Road
Birmingham AL 35244

Date of Sale 4/24/2018
Total Purchase Price \$ 117,000
or
Actual Value \$

20180425000138020 04/25/2018 08:35:27 AM DEEDS 4/4 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 4/24/2018

Print George M. Vaughn

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/25/2018 08:35:27 AM
\$59.00 CHERRY
20180425000138020

[Signature]