

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
SELENE De JESUS GONZALEZ  
8568 HIGHWAY 155  
MONTEVALLO, AL 35115

**WARRANTY DEED**

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00)\* to the undersigned Grantor, CARMEN BOLES, a single woman, (hereinafter referred to as Grantor, whose mailing address is 8568 HIGHWAY 155, MONTEVALLO, AL 35115), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto SELENE De JESUS GONZALEZ (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**PLEASE SEE THE ATTACHED EXHIBIT "A."**

Property address: 8568 HIGHWAY 155, MONTEVALLO, AL 35115

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.**

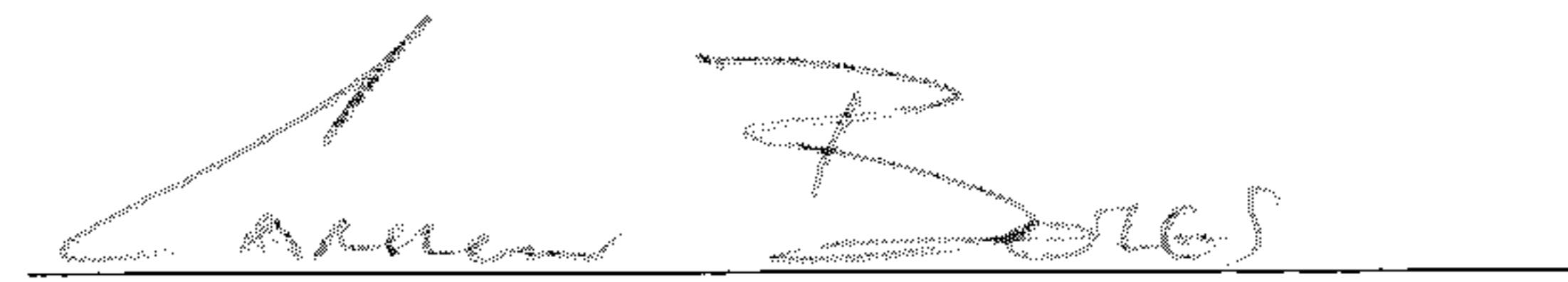
**THE LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR(S).**

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

TO HAVE AND TO HOLD and said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

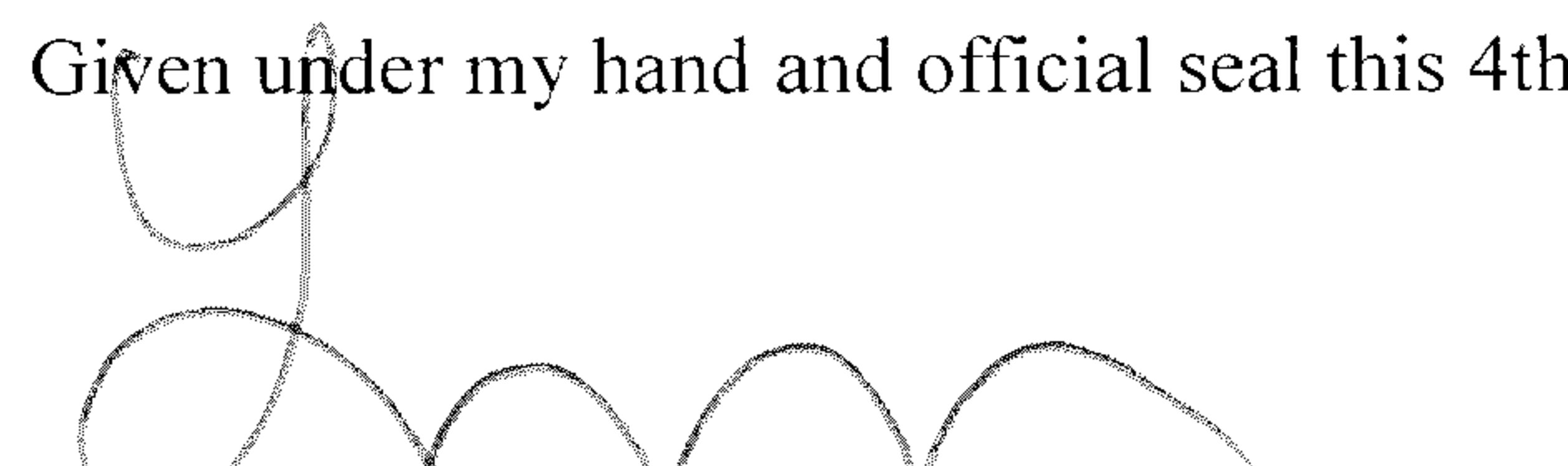
IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 4th day of May, 2018.

  
CARMEN BOLES

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CARMEN BOLES, a single woman, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2018.

  
NOTARY PUBLIC

3/4/18

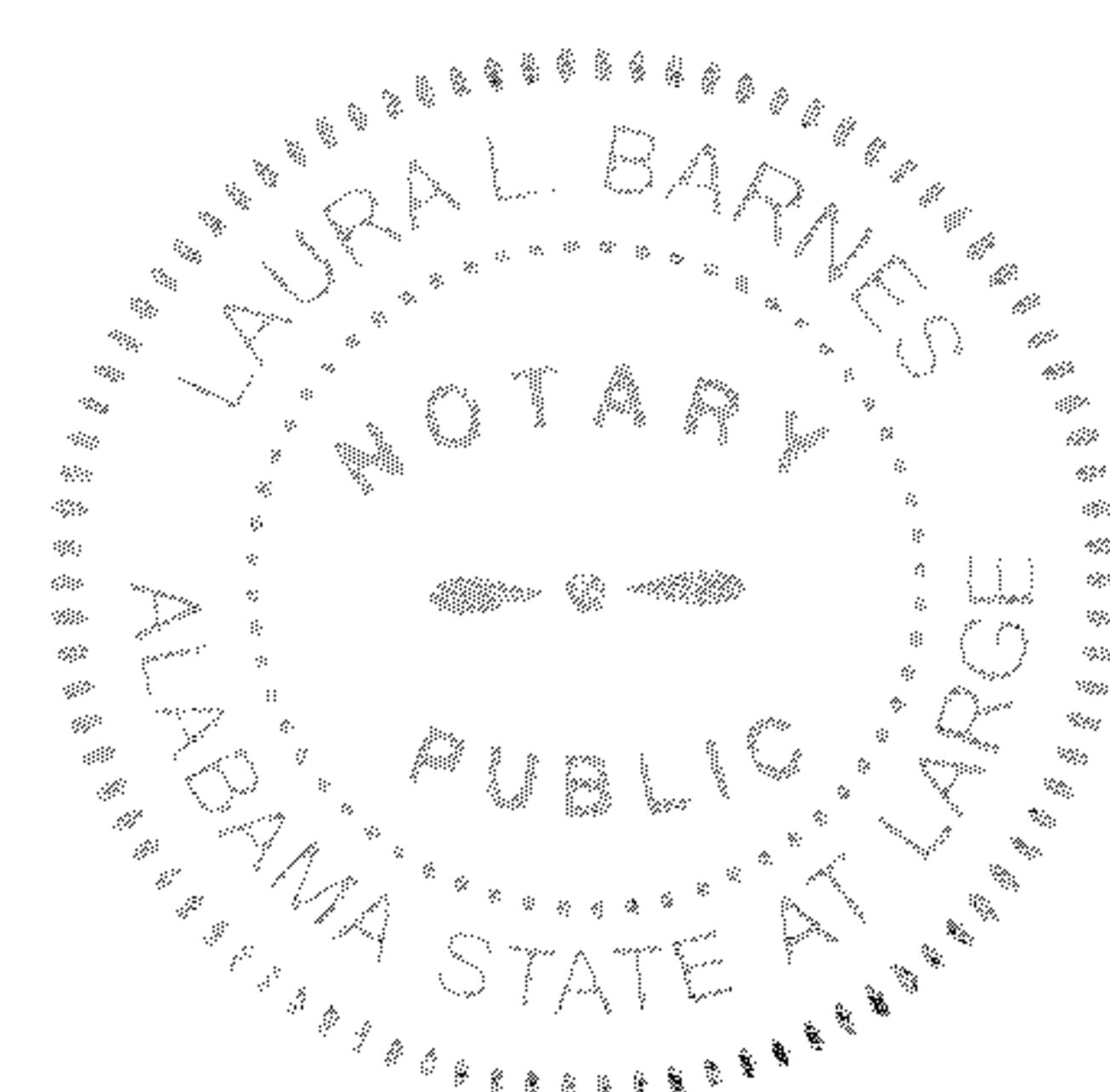


EXHIBIT A  
LEGAL DESCRIPTION

A part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 11, Township 24 North, Range 12 East: Commence at the NE corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 11, Township 24 North, Range 12 East, and run thence S 86 deg. 30 min. West 212 feet the West side of a 50 foot wide public road; thence run S 7 deg. West along the West boundary of said public road 656.2 feet to a point; thence run N 87 deg. West 235 feet to the NW corner of the Legrone property; being the point of beginning of the lot herein conveyed; thence continue in the same direction 166 feet; thence S 3 deg. 40 min. E 300 feet, more or less, to the N right of way line of Alabama Highway #155; thence run Southeasterly along said right of way line 164.6 feet to the SW corner of Lagrone Property; thence run N 7 deg. E along the West line of said Lagrone Property 408 feet to the point of beginning; being situated in Shelby County, Alabama.

### Real Estate Sales Validation Form

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

Grantor's Name:	CARMEN BOLES	Grantee's Name:	SELENE De JESUS GONZALEZ
Mailing Address:	8568 HIGHWAY 155	Mailing Address:	8568 HIGHWAY 155
Property Address:	MONTEVALLO, AL 35115	Date of Sales	MONTEVALLO, AL 35115
	8568 HIGHWAY 155	Total Purchase Price:	May 4th, 2018
	MONTEVALLO, AL 35115	Actual Value:	(\$75,000.00)
		OR	\$ _____
		Assessor's Market Value:	\$ _____

**20180508000156740 05/08/2018 11:49:08 AM DEEDS 4/4**

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  Tax Appraisal  
 Sales Contract  Other Tax Assessment  
 x 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: May 4th, 2018

Print Laura L. Barnes

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/08/2018 11:49:08 AM  
\$34.00 CHERRY  
20180508000156740