

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Noe Mojica
112 Ashford Way
Alabaster, AL 35007

20180517000170060
05/17/2018 11:15:05 AM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-Four Thousand And No/100 Dollars (\$154,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Phillip W. Williams, Jr., as Personal Representative of the Estate of Brenda Lynn Milam, deceased, Shelby County, Alabama, Probate Case #PR-2016-000590, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Noe Mojica (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 48, according to the Map and Survey of Third Addition to Ashford Heights, recorded in Map Book 17, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

Subject to a third party mortgage in the amount of \$123,200.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 9th, 2018.

Estate of Brenda Lynn Milam, deceased, Shelby County, Alabama, Probate Case #PR-2016-000590

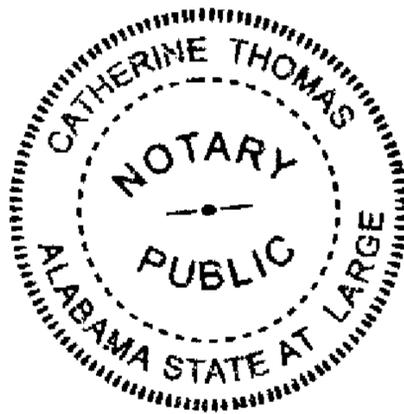
BY: [Signature] AS PERSONAL REPRESENTATIVE
Phillip W. Williams, Jr.
Personal Representative

STATE OF Alabama
COUNTY OF Etowah

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Phillip W. Williams, Jr., as Personal Representative of the Estate of Brenda Lynn Milam, deceased, Shelby County, Alabama, Probate Case #PR-2016-000590, 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 in his capacity as such Personal Representative and with full authority executed the same voluntarily on the day and same bears date.

Given under my hand and official seal on 9th day of May, 2018.

[Signature]
Notary Public
My commission expires: Jan. 4, 2021



Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Estate of Brenda Lynn Milam, deceased, Shelby County, Alabama, Probate Case #PR-2016-000590	Grantee's Name	Noe Mojica
Mailing Address	_____	Mailing Address	2852 LISCUM ST SANTA ROSA, CA 95407-4500
Property Address	112 Ashford Way Alabaster, AL 35007	Date of Sale	May 10, 2018
		Total Purchase Price	\$154,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	Other: _____
<input type="checkbox"/> 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 - Estate of Brenda Lynn Milam, deceased, Shelby County, Alabama, Probate Case #PR-2016-000590, , .

Grantee's name and mailing address - Noe Mojica, 2852 LISCUM ST, SANTA ROSA, CA 95407-4500.

Property address - 112 Ashford Way, Alabaster, AL 35007

Date of Sale - May 10, 2018.

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 10, 2018

Sign 
Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/17/2018 11:15:05 AM
 \$49.00 JESSICA
 20180517000170060

