

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

SEND TAX NOTICE TO:  
Marta A. Portillo and Celso A. Duarte  
751 Smokey Road  
Alabaster, AL 35007

WARRANTY DEED

20180611000205880  
06/11/2018 01:56:58 PM  
DEEDS 1/2

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Seventy-Six Thousand And No/100 Dollars (\$76,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Estate of Louise B. Walker (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Marta A. Portillo and Celso A. Duarte (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Beginning at the Northeast corner of NE 1/4 of NE 1/4 of Section 23, Township 21 South, Range 3 West, and run West 155 feet to the point of beginning of land herein conveyed; thence continue West 150 feet; thence turn South and run a distance of 290 feet; thence turn East and run a distance of 150 feet; thence turn North and run a distance of 290 feet to point of beginning. Being situated in 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.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 6<sup>th</sup> day of JUNE, 20 18.

Estate of Louise B. Walker

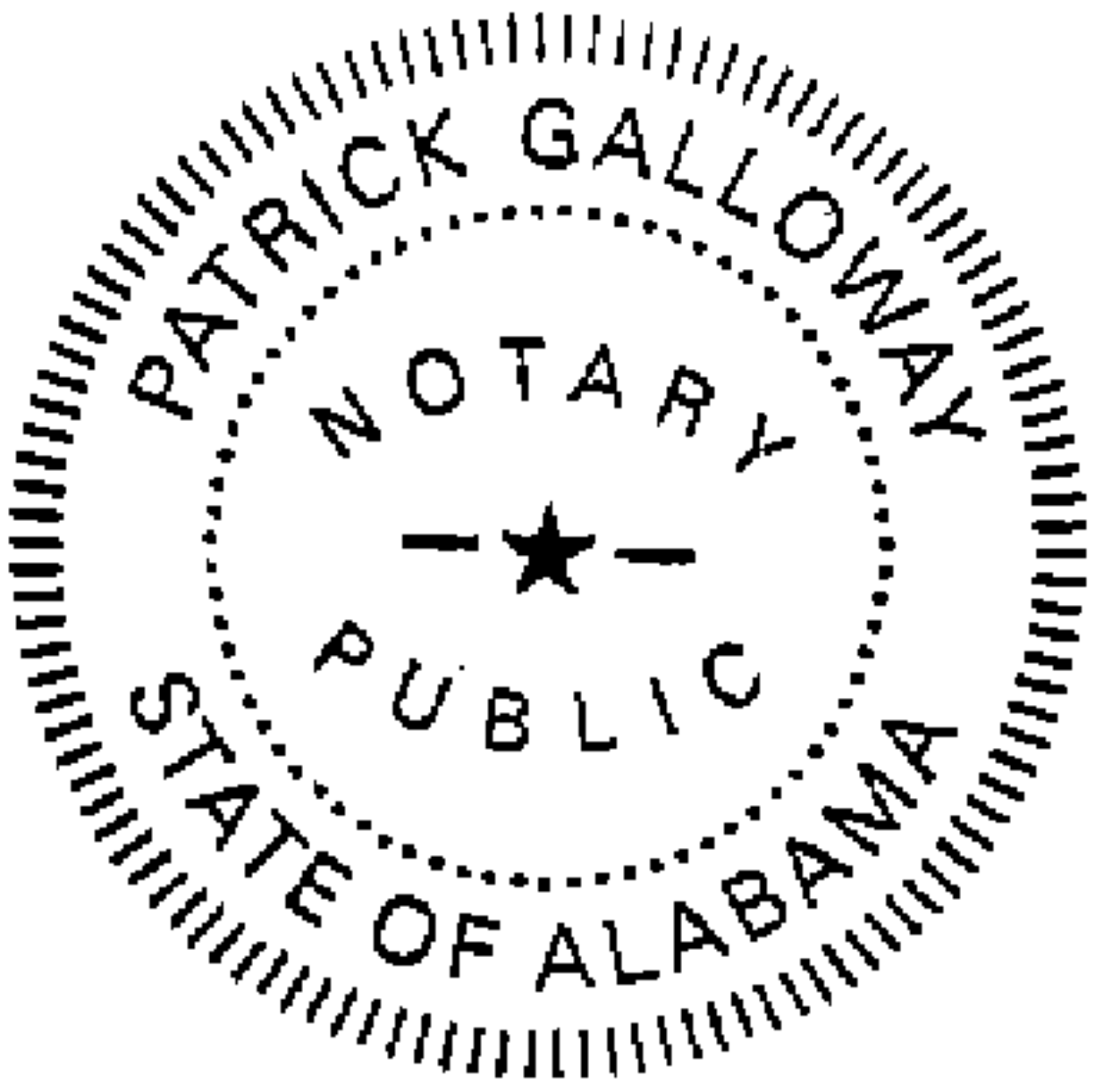
BY: Teresa D. Hockady  
Teresa D. Hockady  
Personal Representative

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa D. Hockady whose name is signed to the foregoing conveyance as Personal Representative of Estate of Louise B. Walker, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily and in his/her capacity on the day the same bears date as the act of and on behalf of said Estate.

Given under my hand and official seal on 6 day of June, 20 18.

Patrick Galloway  
Notary Public  
My commission expires: 10-4-21



FILE NO.: TS-1801143

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 Louise B. Walker	Grantee's Name	Marta A. Portillo and Celso A. Duarte
Mailing Address	<u>751 Smokey Road</u> <u>Alabaster AL 35005</u>	Mailing Address	751 Smokey Road Alabaster, AL 35007
Property Address	751 Smokey Road Alabaster, AL 35007	Date of Sale	June 6, 2018
		Total Purchase Price	\$76,000.00
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" 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 Louise B. Walker, , .

Grantee's name and mailing address - Marta A. Portillo and Celso A. Duarte, 751 Smokey Road, Alabaster, AL 35007.

Property address - 751 Smokey Road, Alabaster, AL 35007

Date of Sale - June 6, 2018.

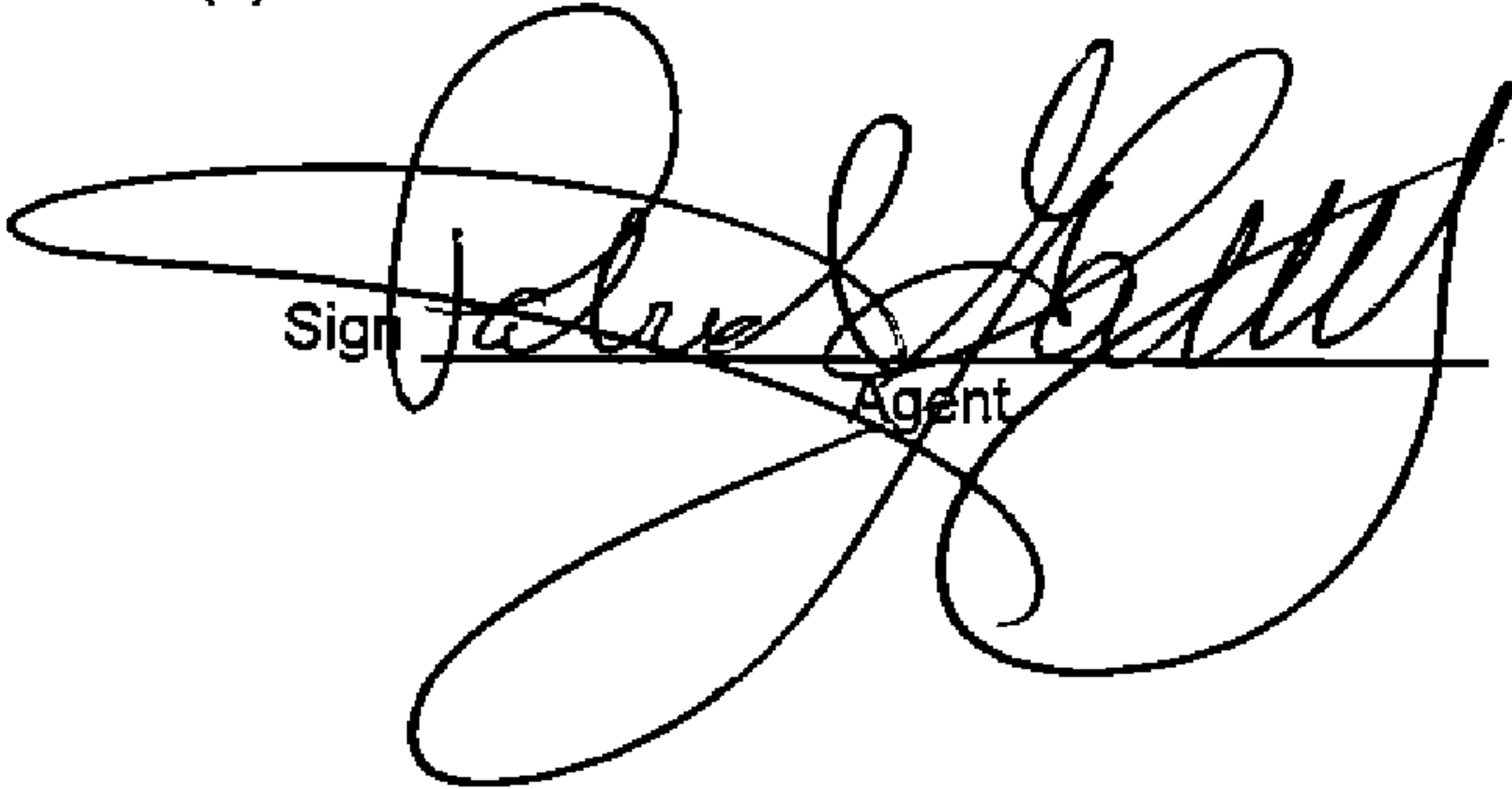
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

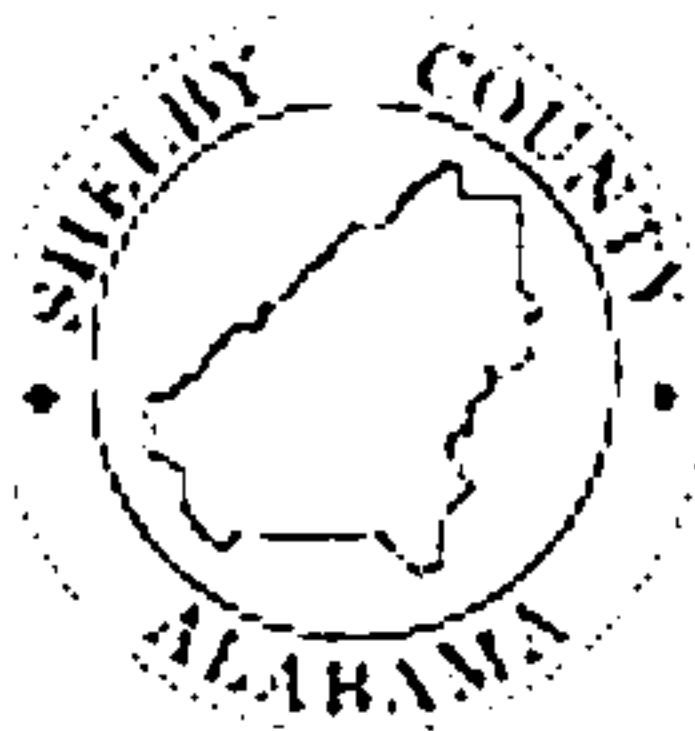
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: June 6, 2018

Sign  Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/11/2018 01:56:58 PM  
\$94.00 CHERRY  
20180611000205880

