

This Instrument prepared by:
GONZALEZ LAW FIRM, L.L.C.
128 FIRST STREET SOUTH
ALABASTER, ALABAMA 35007
MARCO A. GONZALEZ, ESQ.

SEND TAX NOTICE TO:
Consuelo Chaidez Castillo
40 Peeples Court
Alabaster, AL 35007

WARRANTY DEED
TITLE NOT EXAMINED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOWN ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF \$90,000.00 (Ninety Thousand Dollars) and other considerations, in hand paid to the undersigned grantors, Anthony Taylor and wife, Tara Taylor, by the grantees herein, the receipt whereof is acknowledged, I as grantor, hereby release, grant, bargain, sell and convey unto Consuelo Chaidez Castillo and Jose De La Luz Virrey, husband and wife, as grantees, the following described real estate situated in Shelby County, Alabama to wit:

“Commence at the northeast corner of the northeast quarter of the southwest quarter of Section 36, Township 36, Township 20 south, Range 3 West Shelby County, Alabama and run thence S 01° 09' 40" W along the east line of said quarter-quarter a distance of 918.00' to a point; thence N 60° 32' 36" W a distance of 115.15' to a point; thence run N 55° 03' 51" W a distance of 143.06' to a point; thence run S 24° 38' 09" W a distance of 157.35' to a point; thence run S 73° 53' 35" W a distance of 29.78' to a set rebar corner and the point of beginning of the property being described; thence run S 36° 16' 54" W a distance of 92.34' to a set rebar corner; thence run S 63° 12' 25" E a distance of 139.22' to a set rebar corner; thence run N 32° 57' 35" E a distance of 67.30' to a set rebar corner; thence run N 52° 46' 16" W a distance of 133.44' to the point of beginning.


Subject to easements, restrictions, and rights of way of record. Subject to applicable zoning and sub-division regulations, Subject to existing mortgage indebtedness.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTIES DESCRIBED HEREIN AND MAKES NO CERTIFICATION OF TITLE. LEGAL DESCRIPTION PROVIDED BY GRANTOR/GRANTEE.

And, I (we) do for myself (ourselves) and for my (ours) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I

(we) have a good right to sell and convey the same as aforesaid; that they are free from

Shelby County, AL 06/28/2018
State of Alabama
Deed Tax: \$90.00


20180628000231860 1/4 \$114.00
Shelby Cnty Judge of Probate, AL
06/28/2018 02:40:03 PM FILED/CERT

all encumbrances, unless otherwise stated above, that I (we) will, and my (ours) heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s)

this the 28 day of JUNE, 2018.

By: [Signature] Anthony Taylor, Grantor

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, hereby certify that Anthony Taylor, 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/she executed the same voluntarily, with full authority to act in conveying said property, on the day the same bears date.

Given under my hand and seal this the 28th day of JUNE, 2018.

[Signature]
Notary Public

My commission expires: 2/26/22

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s)

this the 28th day of JUNE, 2018.

By: [Signature] Tara Taylor, Grantor

STATE OF ALABAMA

COUNTY OF SHELBY

20180628000231860 2/4 \$114.00
Shelby Cnty Judge of Probate: AL
06/28/2018 02:40:03 PM FILED/CERT

I, the undersigned, hereby certify that Tara Taylor, 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/she executed the same voluntarily, with full authority to act in conveying said property, on the day the same bears date.

Given under my hand and seal this the 28th day of June,
2018.

Re' B. Gandy
Notary Public
My commission expires: 2/26/22



20180628000231860 3/4 \$114.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Anthony Taylor
Mailing Address 140 Blue Springs Pl
Alabaster AL
35007

Grantee's Name Consuelo Chandez Cuistillo
Mailing Address 40 Peoples Ct.
Alabaster AL
35007

Property Address 40 Peoples Ct
Alabaster AL
35007

Date of Sale 6/28/18
Total Purchase Price \$ 90,000
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 6/28/18

Print Consuelo Chandez C

Unattested

Sign Consuelo Chandez C
(Grantor/Grantee/Owner/Agent) circle one

Verified by)

20180628000231860 4/4 \$114.00
Shelby Cnty Judge of Probate, AL
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Form RT-1