This instrument was provided by: DHF INVESTMENTS 2220 COUNTY RD 84 CALERA AL 35040

Send Tax Notice to: 5: Va Takedo Cerranza 2707 Octolea/ Cirle Helena, Al 35022

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eleven Thousand Five Hundred (\$11,500) and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Daniel Hidalgo, a Married man

the following described real estate, situated in: SHELBY County, Alabama,

Property location: 527 12th NW, alabaster AL 35007

Ex. 6. + 17

Parcel# 13 8 34 4 001 058.000

Purchase Price: \$11,500

grant, bargain, sell and convey unto,

Silvia Toledo Carranza & Israel Rangel Gonzalez

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 171/day of 171/1, 2018.

Danie1 Hidalgo

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Daniel Hidalgo

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of $\sqrt{2}$

Notary Public

My Commission Expires:

201**8**°.

20180717000254440 1/3 \$32.50 Shelby Cnty Judge of Probate, AL 07/17/2018 04:15:57 PM FILED/CERT

Shelby County, AL 07/17/2018 State of Alabama Deed Tax: \$11.50



EXHIBIT "A" LEGAL DESCRIPTION



A part of the Northeast ¼ of the Southeast ¼ of Section 34, Township 20 South, Range 3 West more particularly described as follows:

Commence at the Southeast corner of the Northeast ¼ of the Southeast ¼ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the East boundary line of said ¼ - ¼ Section 453.00 feet; thence left 90 deg. 50 min. 00 sec. and run Westerly 26.81 feet to the Westerly right-of-way of 12th Street Northwest and the Southerly boundary of Lot 3 of Fernwood Fourth Sector and being the point of beginning; thence continue Westerly along the Southerly boundary of said Lot 3 a distance of 148.19 feet to the Easterly boundary of Lot 2 of Fernwood Fourth Sector, thence left 85 deg. 54 min. 53 sec. and run Southerly along the Easterly boundary of said Lot 2 a distance of 100.10 feet; thence left 91 deg. 41 min. 30 sec. and run Easterly 157.59 feet to the Westerly right-of-way of 12th Street Northwest; thence left 93 deg. 32 min. 32 sec. and run Northerly along said right-of-way 106.45 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

20190717000254440 2/3 **\$**32 50

20180/1/000254440 2/3 332:00 Shelby Cnty Judge of Probate: AL 07/17/2018 04:15:57 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Grantor's Name Grantee's Name 5 2220 Mailing Address Mailing Address Oaklen. Date of Sale Property Address Total Purchase Price \$ 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 Appraisal Other Sales Contract 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). 7-1**8**-18 Date Print Unattested Sign (Grantor/Grantee/Owner/Agent) circle one (verified by)

> 20180717000254440 3/3 \$32.50 Shelby Cnty Judge of Probate: AL

07/17/2018 04:15:57 PM FILED/CERT

Form RT-1