

**THIS INSTRUMENT PREPARED BY:**  
George M. Vaughn, Esq.  
100 Olde Towne Road, Ste 2105  
Birmingham, AL 35216

**SEND TAX NOTICE TO:**  
FREDDY GUERRA  
337 AMHERST DRIVE  
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED**

**20180720000259910**  
**07/20/2018 03:58:50 PM**  
**DEEDS 1/3**

**STATE OF ALABAMA            )**  
  
**SHELBY COUNTY                )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, JOHN T. HARKINS, A MARRIED PERSON, AND ROBERT C. ROCKETT, A MARRIED PERSON (herein referred to as “Grantors”), do grant, bargain, sell, and convey unto FREDDY GUERRA (herein referred to as “Grantee”), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 90, ACCORDING TO THE SURVEY OF GREYSTONE VILLAGE, PHASE I, AS RECORDED IN MAP BOOK 18, PAGE 9 AND AS AMENDED IN MAP BOOK 32, PAGE 20, IN THE OFFICE OF THE PROBATE JUDGE 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.

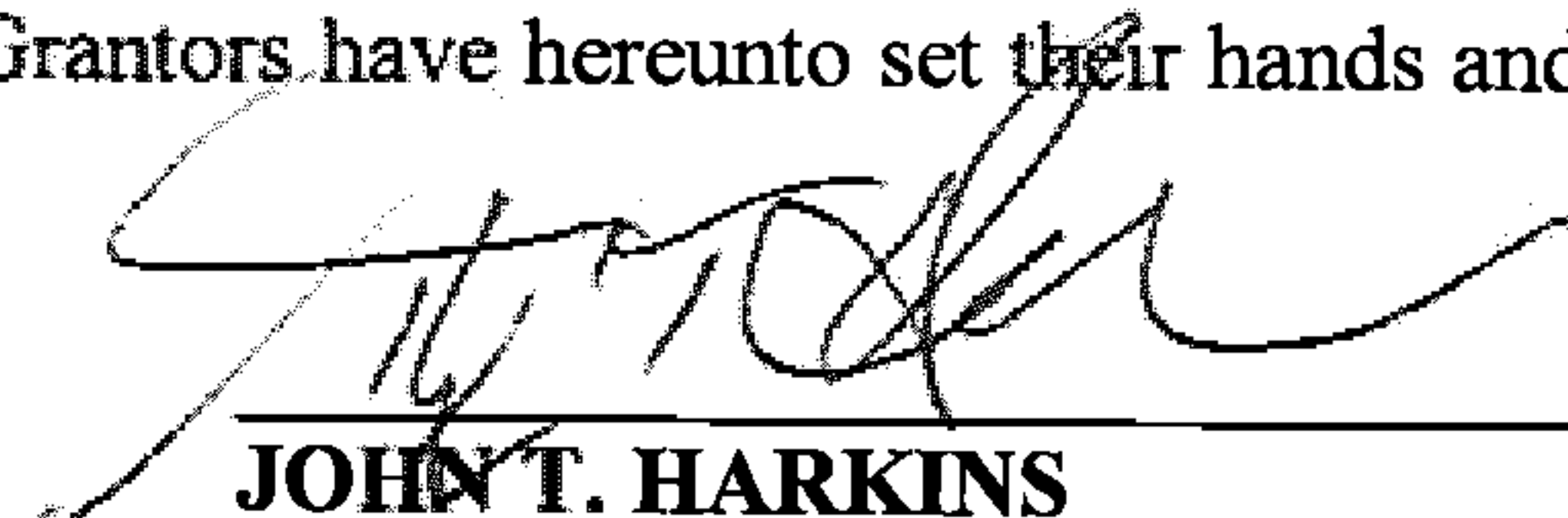
\$194,750 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS NOR THE GRANTORS SPOUSES

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, and his/her assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his/her assigns forever, against the lawful claims of all persons.

**TO HAVE AND TO HOLD** unto the said Grantee and his/her assigns, forever.

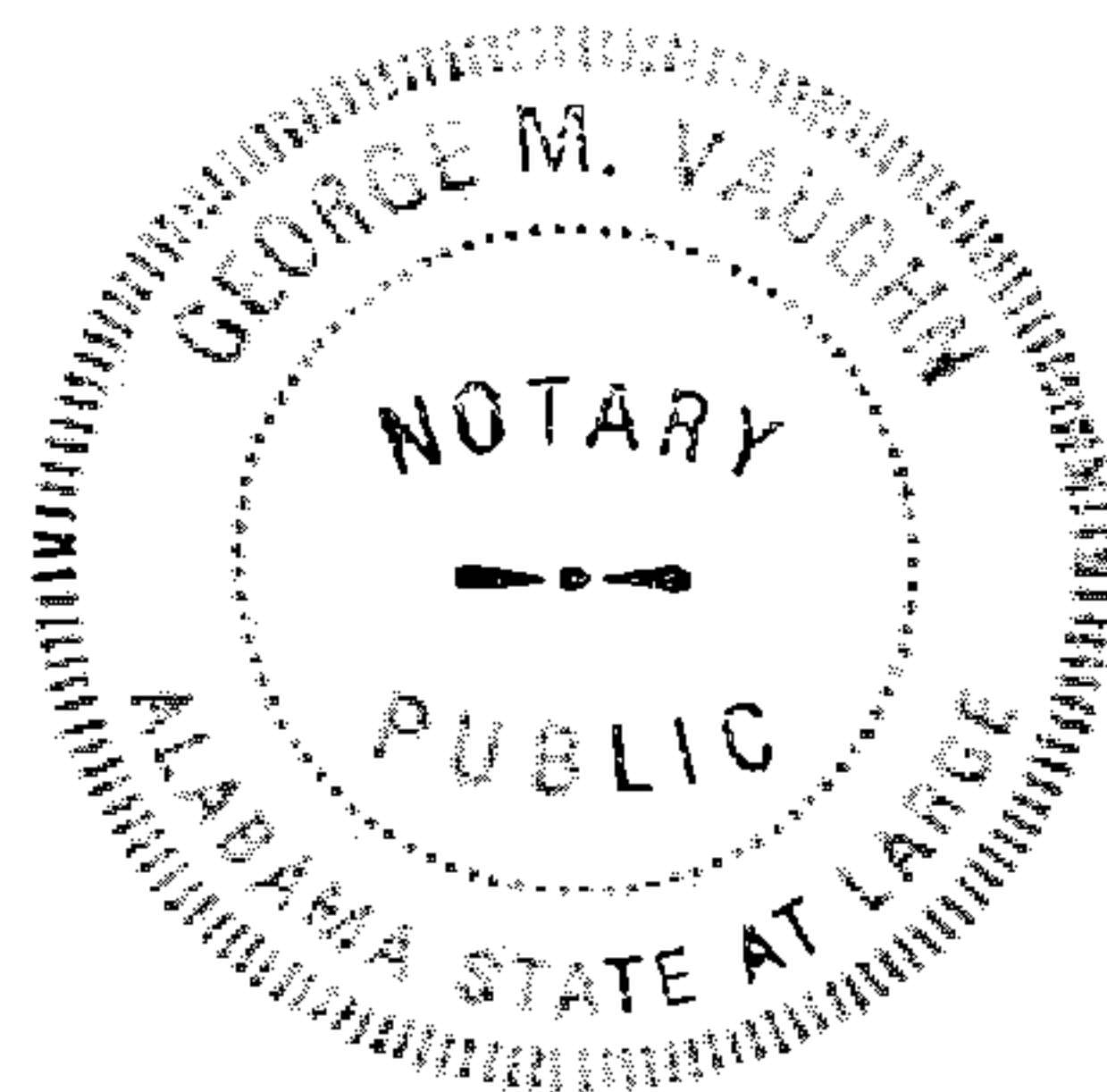
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 20<sup>th</sup> day of JULY, 2018.

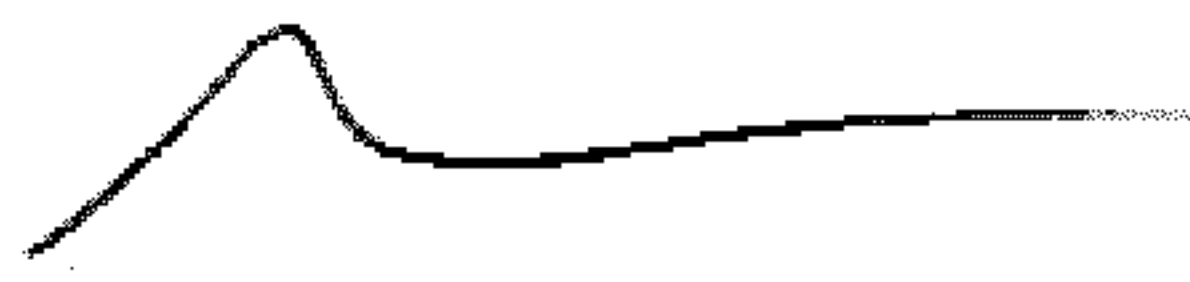
  
\_\_\_\_\_  
JOHN T. HARKINS  
  
\_\_\_\_\_  
ROBERT C. ROCKETT

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOHN T. HARKINS, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of JULY, 2018.



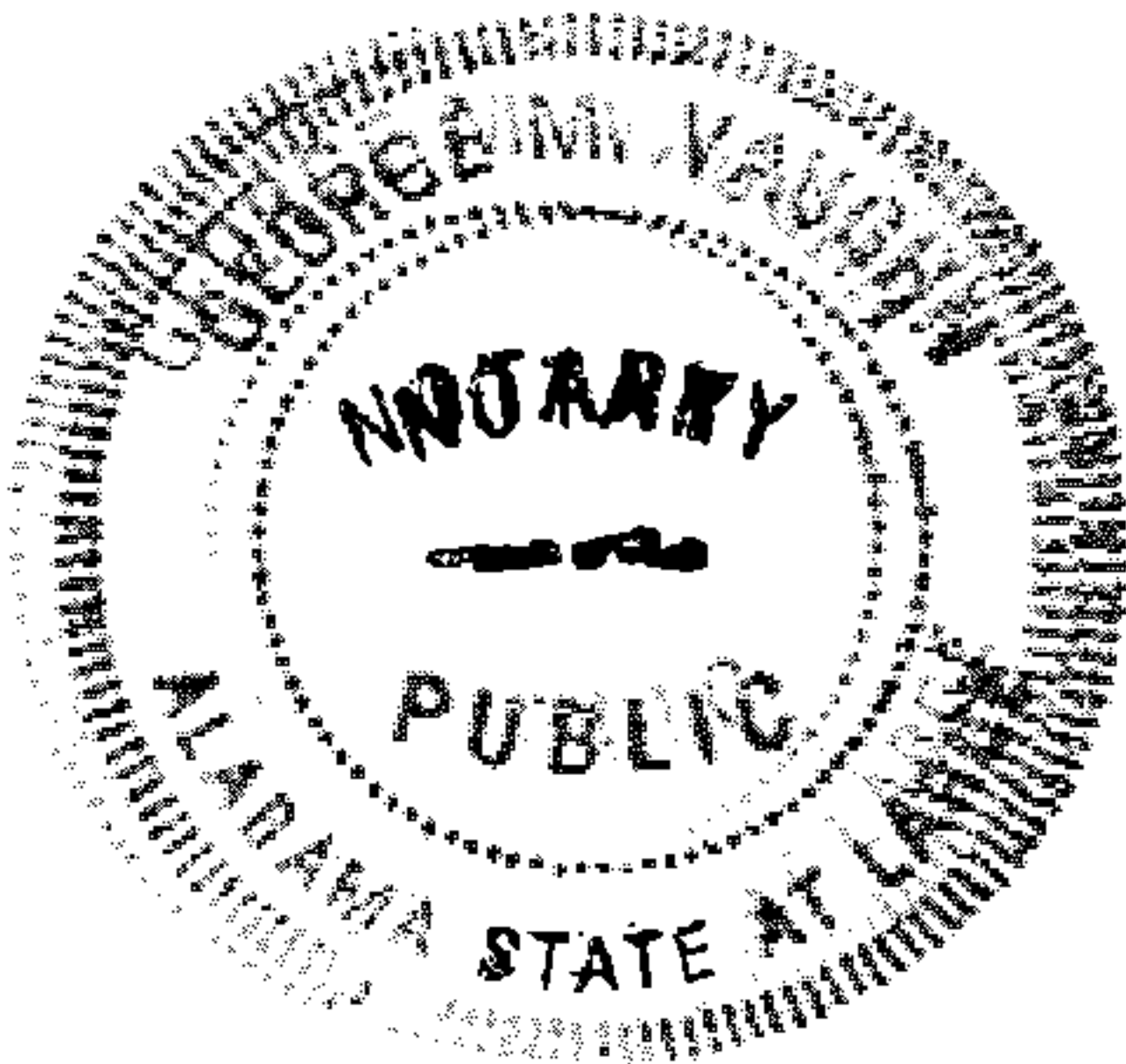
  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/18/2021

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROBERT C. ROCKETT 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of JULY, 2018.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/18/2021

# Real Estate Sales Validation Form

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

Grantor's Name John T. Harkin  
Mailing Address c/o Gary Vaughn  
100 Old Town Road Ste 105  
Birmingham AL 35214

Grantee's Name Freddy Guerra  
Mailing Address 337 Amherst Drive  
Birmingham AL 35242

Property Address 337 Amherst Drive  
Birmingham AL 35242

Date of Sale 7/20/2018  
Total Purchase Price \$ 205,000

or  
Actual Value \$ \_\_\_\_\_

20180720000259910 07/20/2018 03:58:50 PM DEEDS 3/3

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 7/20/2018

Print Geor M. Vaughn

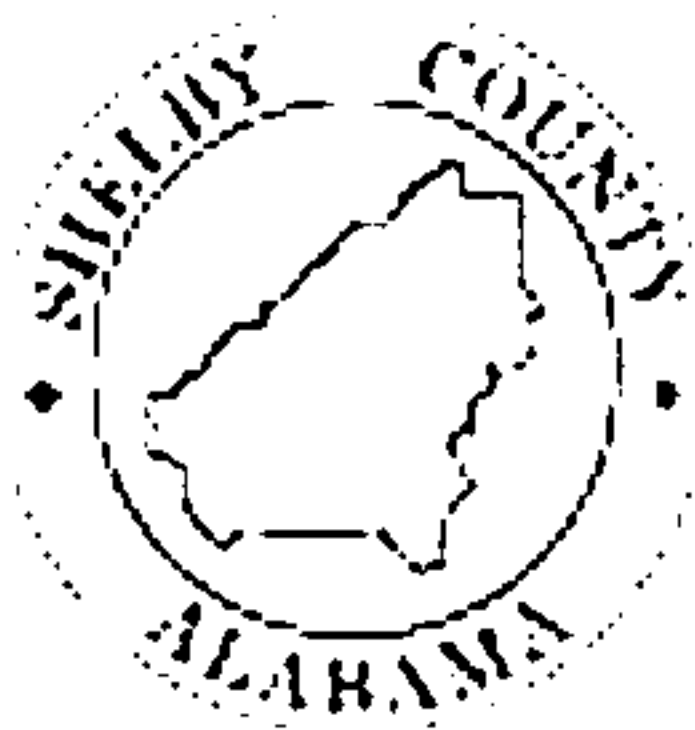
☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/20/2018 03:58:50 PM  
\$31.50 CHERRY  
20180720000259910

*John Fuhrmeister*