

Blackmon & Blackmon, L.L.C.
616 Gadsden Highway Suite C
Birmingham, AL 35235

Yoloanda S. Smith
277 Silver Creek Pkwy.
Alabaster, AL 35007

WARRANTY DEED



20180802000276330 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
08/02/2018 03:43:23 PM FILED/CERT

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Four Thousand Dollars and 00/100 Dollars (\$204,000.00) and other good and valuable consideration and subject to the provision set out below to the undersigned grantors Hugo Edgardo Molina and Monica C. Molina a married couple, in hand paid by the grantee herein, the receipt whereof is acknowledged. I, Hugo Edgardo Molina and Monica C. Molina, herein referred to as grantors do hereby grant, bargain, sell and convey unto Yoloanda S. Smith, a single woman (herein referred to as grantee).

The following described real estate, situated in Shelby County, Alabama, to-wit:

(Legal)

Lot 204, according to the Survey of Silver Creek, Sector II, Phase II, as recorded in Map Book 31, Page 95, in the Probate Office of Shelby County, Alabama.

\$200,305.00 of the purchase price is being paid by a mortgage being filed simultaneously herewith.

Subject to: (1) taxes for the year of 2018 and subsequent years (2) Subject to existing easements, restrictions, reservations, rights-of-way, limitations, covenants, set-back lines, and conditions of record and limitation, if any of record.

TO HAVE AND TO HOLD, unto the said grantee, its, his/ her or their heirs and assigns forever. And said grantors do for themselves/him/herself heirs, assigns, executors and administrators, covenant with said GRANTEES, their heirs and assigns that grantor/s is/are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above that grantor has good right to sell and convey the same as aforesaid; that grantor(s) will, and heirs, assigns, executors and administrators, successors and assigns shall warrant and defend the same to the said GRANTEE, its his or their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/02/2018
State of Alabama
Deed Tax: \$4.00

IN WITNESS WHEREOF, I/we the said grantor(s) who is/are authorized to execute this conveyance, have hereunto set my/our hand(s) and seal this 27th day of July 2018.

[Signature]
Hugo Edgardo Molina

[Signature]
Monica C. Molina

General Acknowledgment

STATE OF Alabama
Jefferson COUNTY

I the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Hugo Edgardo Molina and Monica C. Molina**, whose name/s is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, 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 27th day of July 2018.

[Signature]
Notary Public

My Commission Expires: 8-14-14


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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 Monica Molina
Mailing Address Hugo Edgardo Molina
679 Silver Creek Pkwy
Alabaster, AL 35007

Grantee's Name Yolanda S. Smith
Mailing Address 1423 Riverhaves Lane
Birmingham, AL 35244

Property Address 277 Silver Creek Pkwy
Alabaster, AL 35007

Date of Sale 7-27-2018
Total Purchase Price \$ 204,000
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)

- | | |
|--|------------------------------------|
| <input checked="" type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> 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 - 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 7-27-2018

Print Hugo Edgardo Molina

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____
(verified by)