

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To:  
Girlene R. Dacosta  
Pedro H. Costa  
2335 Arbor Glenn  
Hoover, AL 35244

**WARRANTY DEED**

STATE OF ALABAMA            )  
                                          )  
COUNTY OF SHELBY         )    KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIXTY THOUSAND and 00/100 Dollars (\$160,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Mark Harris Wright, as Personal Representative of the Estate of Dorothy Krueger Wright, deceased, Case No. PR-2018-000499 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Girlene R. Dacosta, a married individual, and Pedro H. Araujo Costa, a single individual, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 32-A, according to the Amended Map of Chase Plantation, as recorded in Map Book 8, Page 117, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2018 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners; (4) Current Zoning and Use Restrictions.

~~\$128,000.00~~ of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.  
And the Grantor does for itself and for its heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

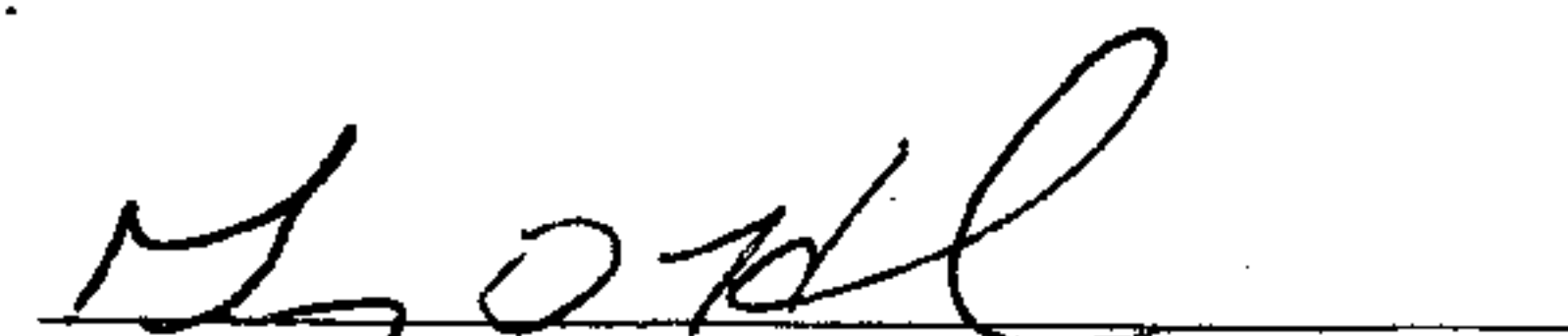
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 17th day of August, 2017.

  
Mark Harris Wright – As Personal Representative  
Of the Estate of Dorothy Krueger Wright

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mark Harris Wright, whose name as Personal Representative of the Estate of Dorothy Krueger Wright, 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, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand, this 17th day of August, 2018.

  
NOTARY PUBLIC

My Commission Expires 8-25-19

Shelby County, AL 08/28/2018  
State of Alabama  
Deed Tax: \$32.00



# 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 Dorothy Krueger Wright  
Mailing Address 32 Ashford Circle  
Birmingham, AL 35244

Grantee's Name Guilene R. Dalosta  
Mailing Address Pedro H. Arana Costa  
2335 Arbor Glena  
Hoover, AL 35244

Property Address 32 Ashford Circle  
Birmingham, AL 35244

Date of Sale 8-17-18  
Total Purchase Price \$ 160,000

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).

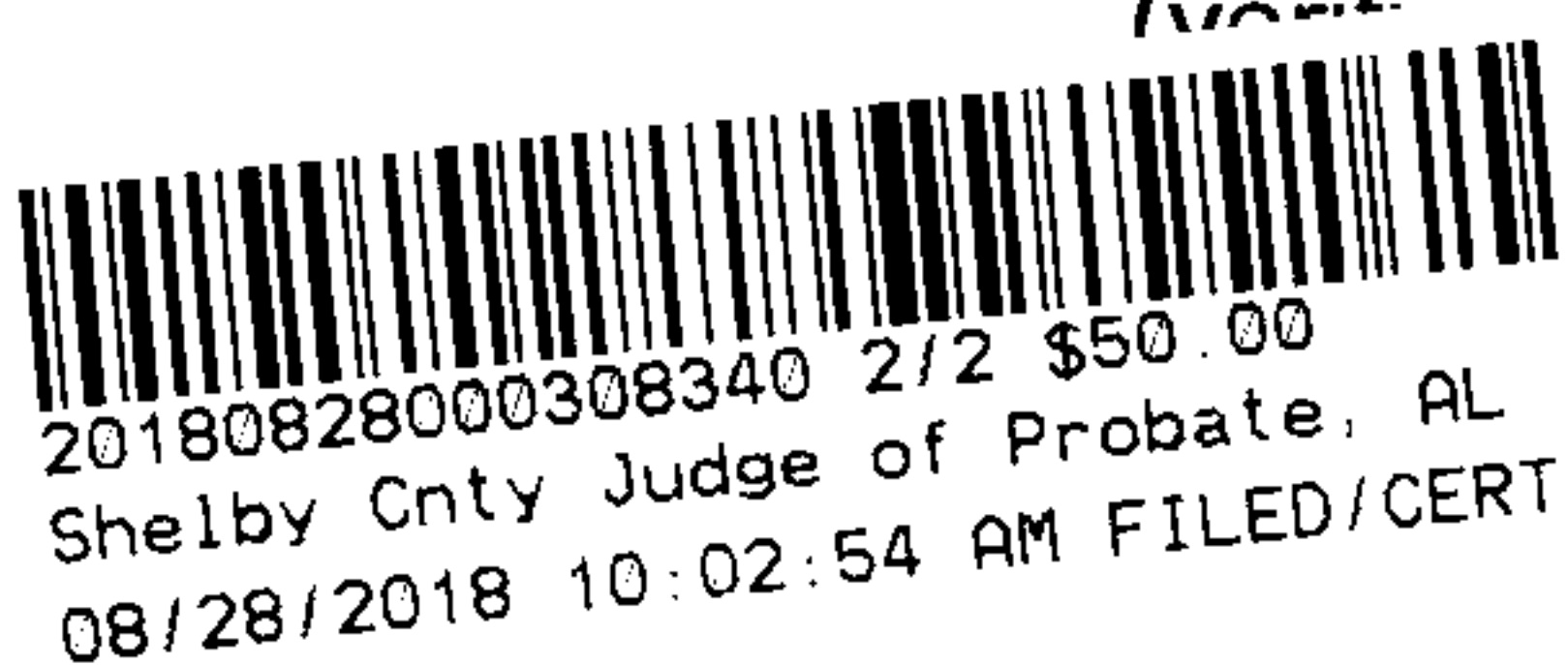
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8-17-18

Print Greg Harrison

☐ Unattested

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



Form RT-1