

Prepared By and Return To:

Paul Michael Kemp
Access Title, LLC
Attn: Paul Kemp
600 Vestavia Parkway
Shelby Bldg * Ste. 263
Vestavia Hills, AL 35216
18-00345-NAC

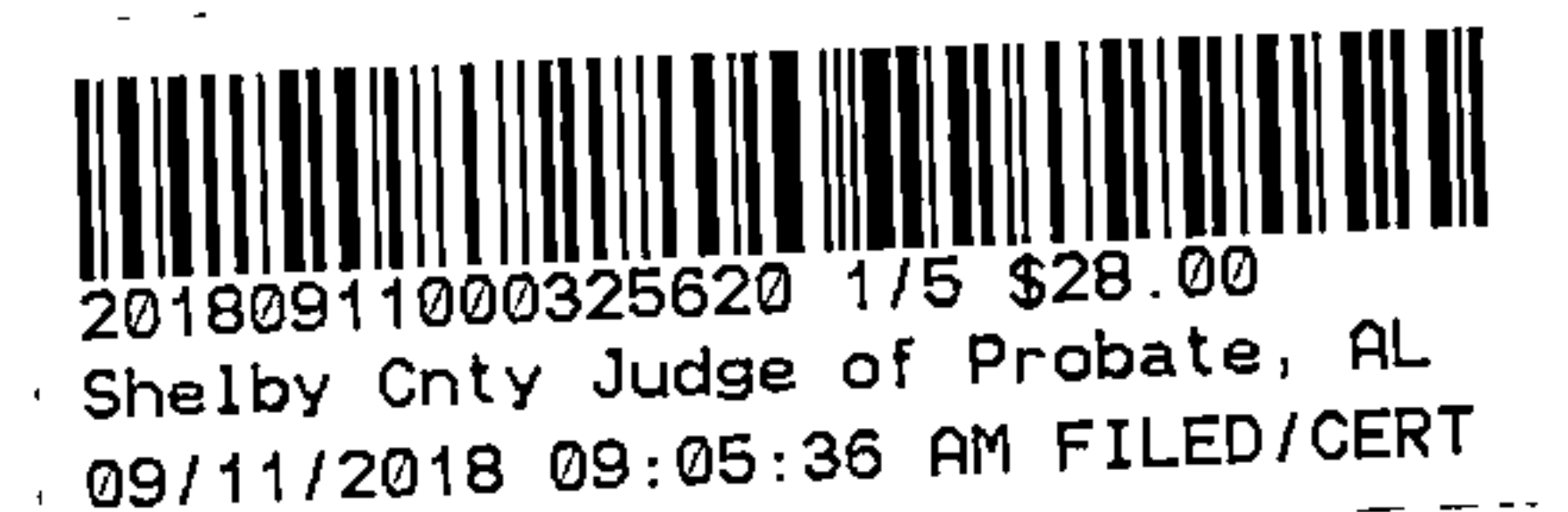
Send Property Tax Notice to:

Juan Javier Acata Lopez
Veronica Cuenca Carranza
280 Fran Drive
Alabaster, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS that

Richard F. Fox, Jr., and Ellen M. Fox, a married couple

For and in consideration of the sum of TWO HUNDRED TWELVE THOUSAND DOLLARS, (\$212,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantors by

Juan Javier Acata Lopez & Veronica Cuenca Carranza

the Grantors, do hereby grant, bargain, sell and convey unto the said Grantees, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Source of Title: Corporation Form Warranty Deed, Joint Tenants With Right of Survivorship, recorded on July 8th, 1998, at Instrument #1998-25767, Shelby County, Alabama Office of the Judge of Probate.

This deed is being recorded along with a Purchase Money Mortgage with a face amount of \$212,000.00.

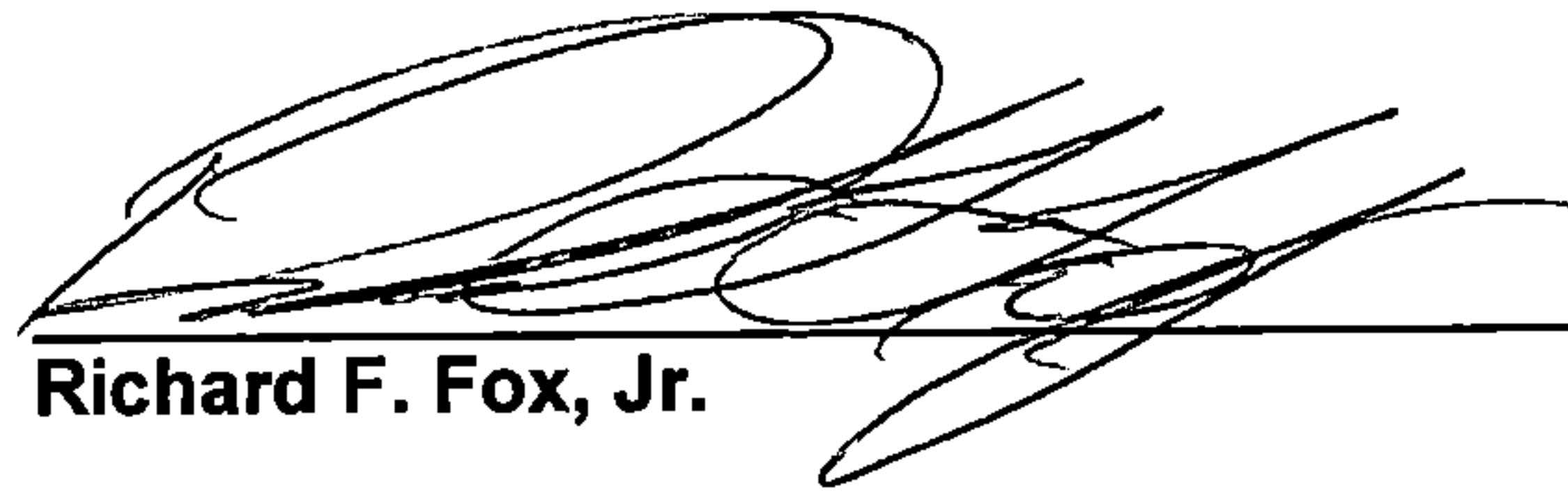
The subject property is the homestead of the Grantors.

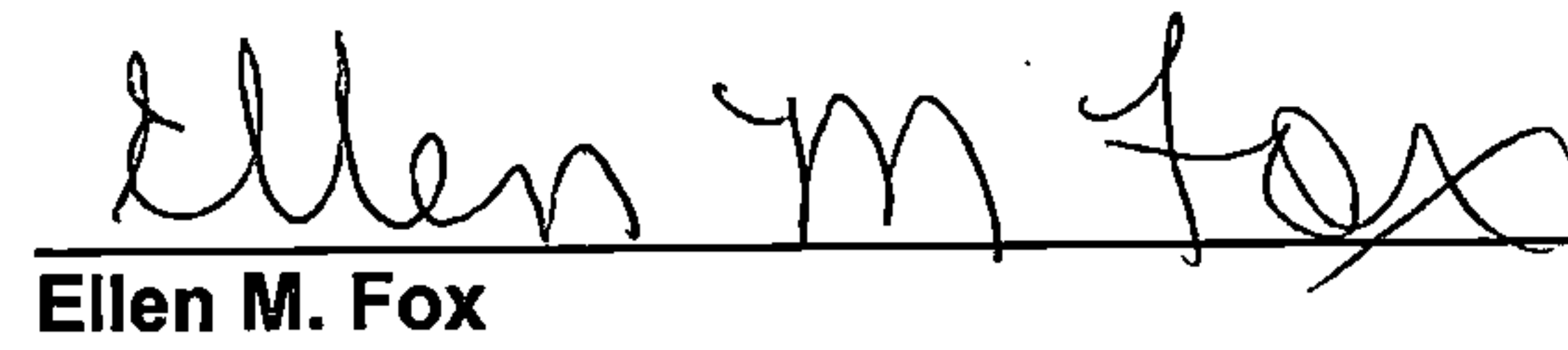
TO HAVE AND TO HOLD the same unto the said Grantees, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantors, for themselves, his/her/their heirs and assigns, hereby covenant with said Grantees, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantees, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 28th day
of Aug, 2018.


Richard F. Fox, Jr.


Ellen M. Fox


20180911000325620 2/5 \$28.00
Shelby Cnty Judge of Probate, AL
09/11/2018 09:05:36 AM FILED/CERT

STATE OF Alabama

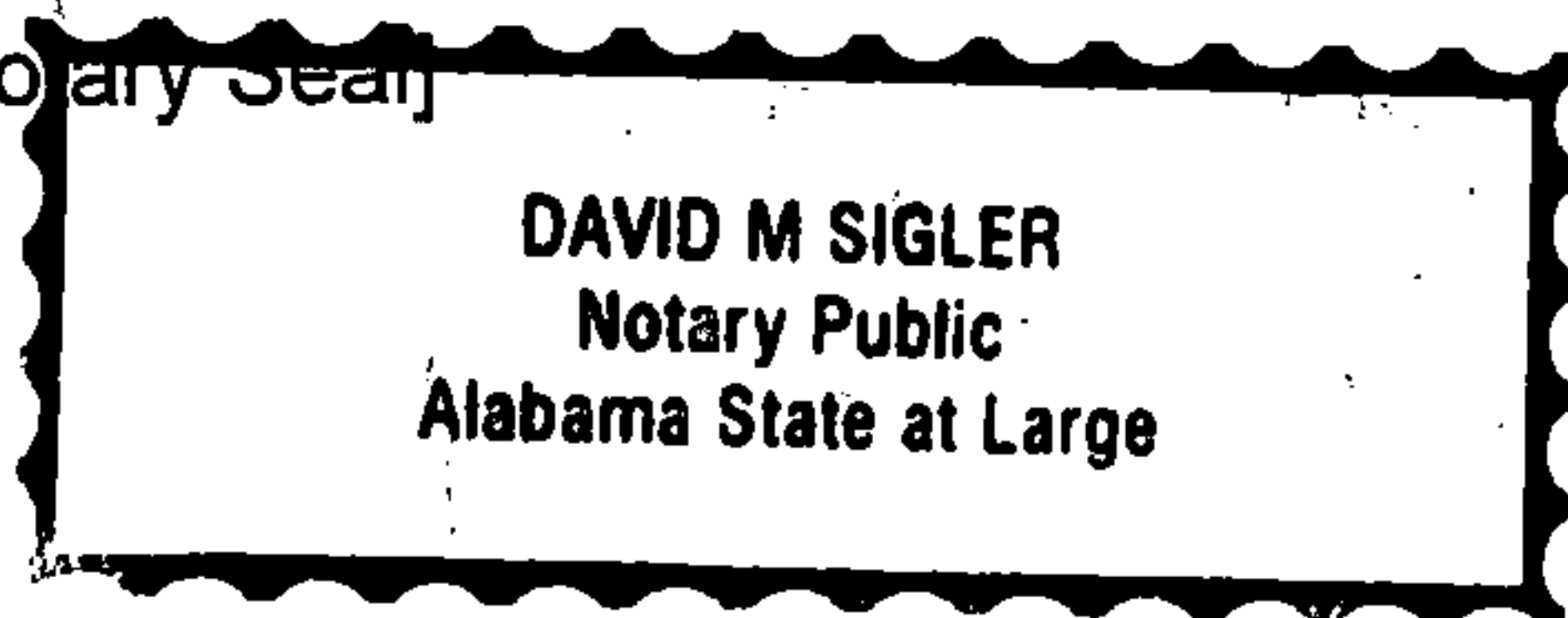
COUNTY OF Jefferson

I, David Sigler, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Richard F. Fox, Jr.** 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 they, executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 28th day of August, 2018

Notary Public
My Commission Expires: 4/13/20

[Notary Seal]



STATE OF Alabama

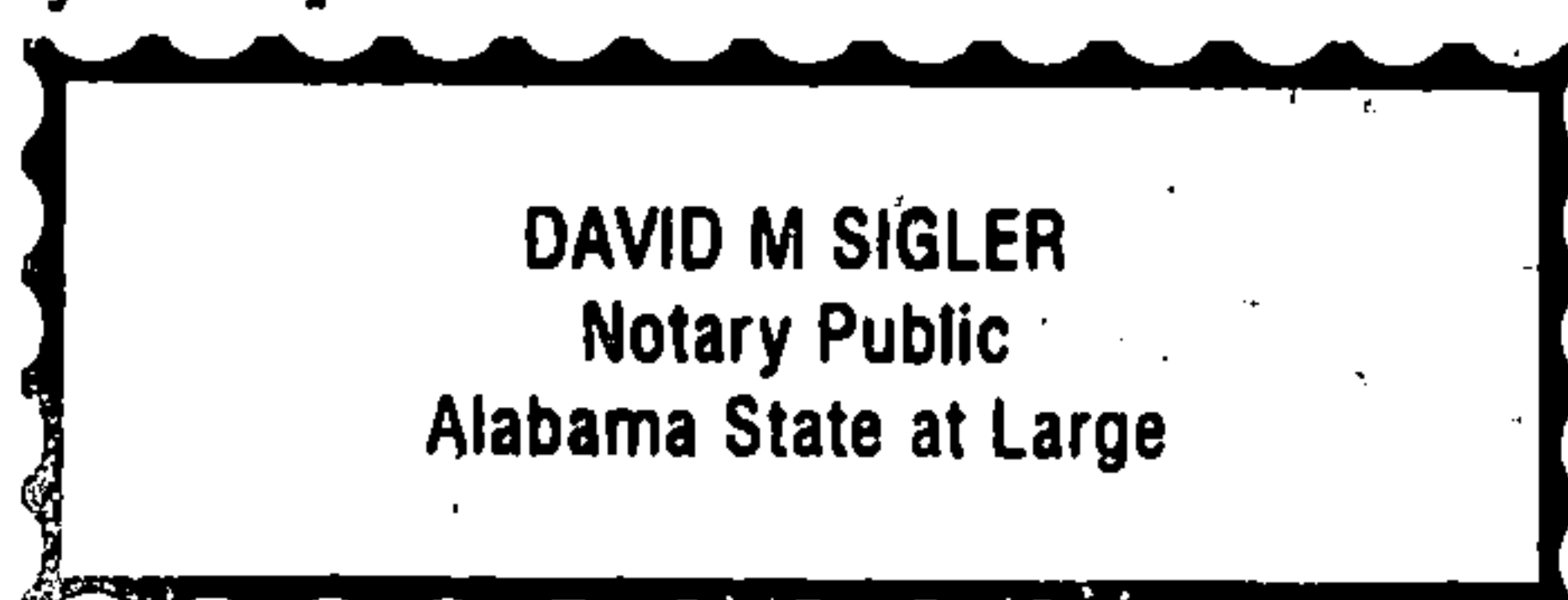
COUNTY OF Jefferson

I, David Sigler, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Ellen M. Fox** 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 they, executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 28th day of August, 2018

Notary Public
My Commission Expires: 4/13/20

[Notary Seal]



20180911000325620 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
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Exhibit "A"

PARCEL I:

Lot 5, Block 8, according to the Survey of Green Valley, 4th Sector, as recorded in Map Book 7, page 10, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Also that part of the SW 1/4 of the NE 1/4 Section 23, Township 21 South, Range 3 West, more particularly described as follows:

Begin at the SW corner of Lot 5, Block 8, Green Valley 4th Sector and run in an Easterly direction along the South line of Lots 5 & 6, Block 8, for a distance of 305.63 feet; thence turn an angle to the right of $90^{\circ}01'30''$ and run in a Southerly direction for a distance of 360.42 feet; thence turn an angle to the right of $91^{\circ}21'12''$ and run in a Westerly direction for a distance of 472.62 feet to a point on the West line of the SW 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 3 West; thence turn an angle to the right of $88^{\circ}37'18''$ and run in a Northerly direction along the West line of said 1/4-1/4 section for a distance of 371.73 feet, more or less, to the SW corner of Lot 10, Block 8 Green Valley 4th Sector; thence turn an angle to the right of $97^{\circ}44'$ and run in a Southeasterly direction along the South line of said Lot 10, Block 8 for a distance of 168.54 feet, more or less, to the point of beginning.



20180911000325620 4/5 \$28.00
Shelby Cnty Judge of Probate, AL
09/11/2018 09:05:36 AM 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: Richard F. Fox, Jr. & Ellen M. Fox
Mailing Address: _____

Grantee's Name: Juan Javier Acata Lopez et. al.
Mailing Address: 280 Fran Drive
Alabaster, AL 35007

Property Address:
280 Fran Drive
Alabaster, AL 35007

Date of Sale: _____
Total Purchase Price: \$212,000.00
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
X _____ 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 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 is 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: _____

_____ Unattested _____
Verified by: _____

Print: Access Title, LLC

Sign: _____
(Grantor/Grantee/Owner/AGENT) circle one

FORM RT-1

