

20180911000325810
09/11/2018 09:15:29 AM
DEEDS 1/3

Send tax notice to:
Carlos Alberto Mojica &
Margarita de Jesus Lemus de Mojica
5537 Colony Lane
Hoover, AL 35226

PEL1800561
This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Two Thousand and 00/100 Dollars (\$162,000.00), the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Margarette C Wright and Richard E Wright, Wife and Husband, whose mailing address is: 2795 Natchez Court, Henderson, NV 89074** (hereinafter referred to as "Grantors"), by **Carlos Alberto Mojica and Margarita de Jesus Lemus de Mojica** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 57, according to the Subdivision Plat of Holland Lakes, Sector One, as recorded in Map Book 34, Page 85, in the Probate Office of Shelby County, Alabama (the "Property"); being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions, and Restrictions executed and filed for record as Instrument No. 200504000199570 in the Probate Office of Shelby County, Alabama (the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

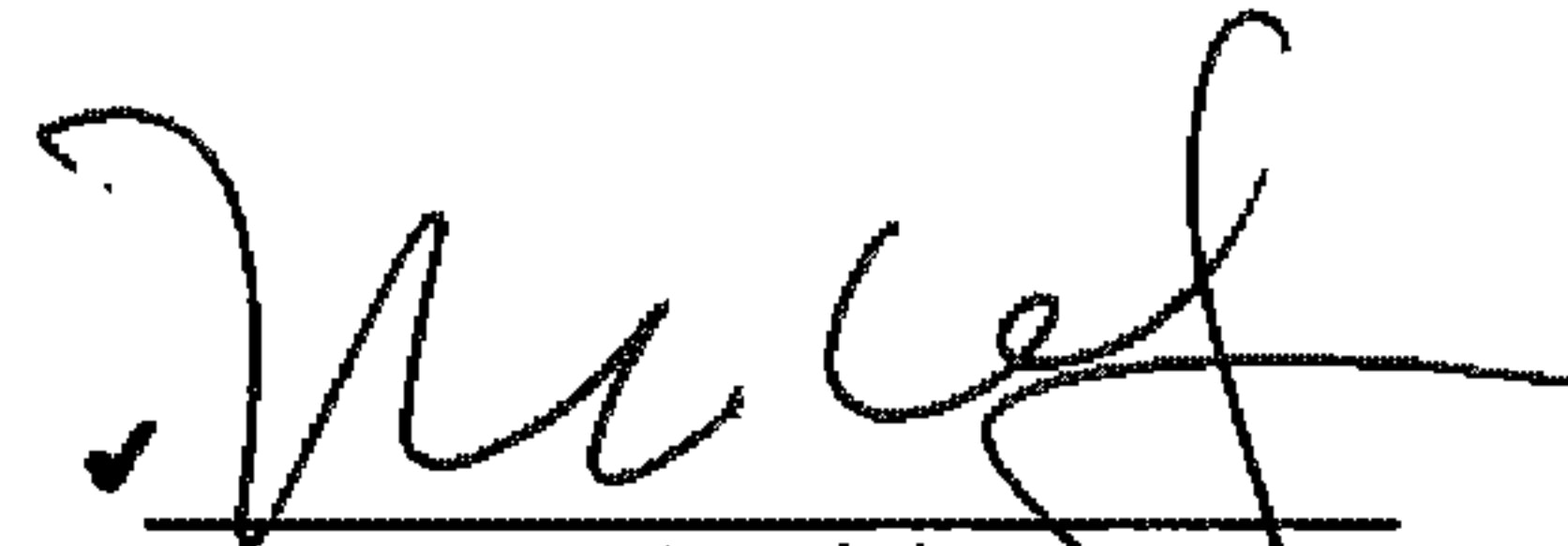
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

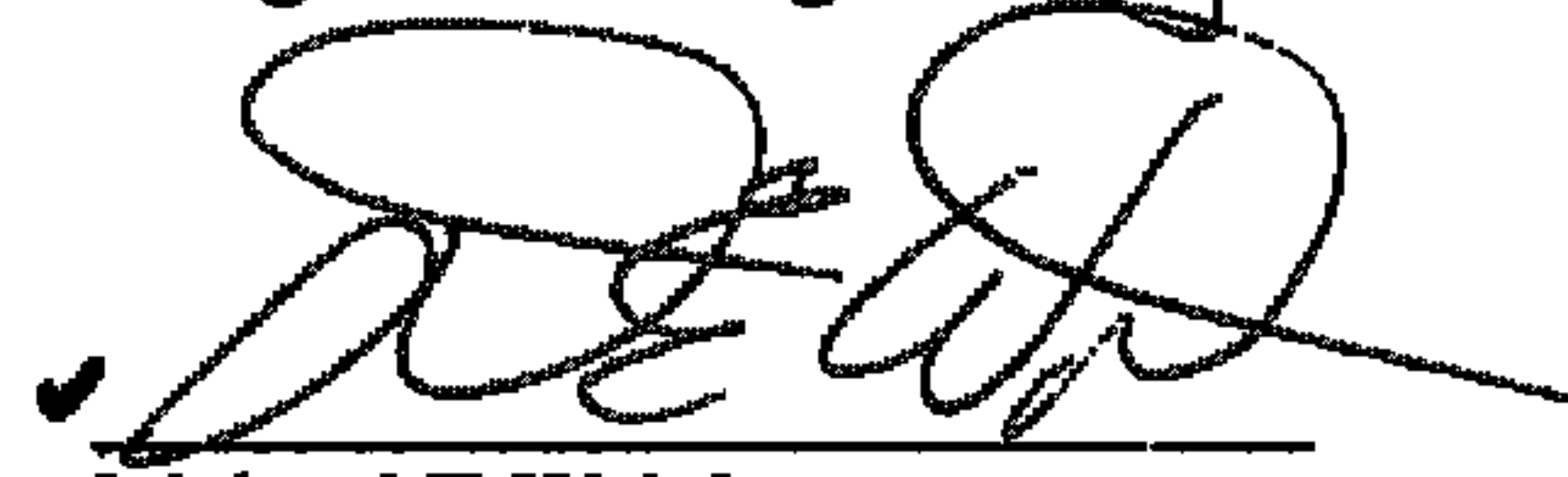
MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, Margarette C Wright and Richard E Wright, have hereunto set their signatures and seals on this the 31 day of August, 2018.


Margarette C Wright



Richard E Wright

STATE OF NEVADA

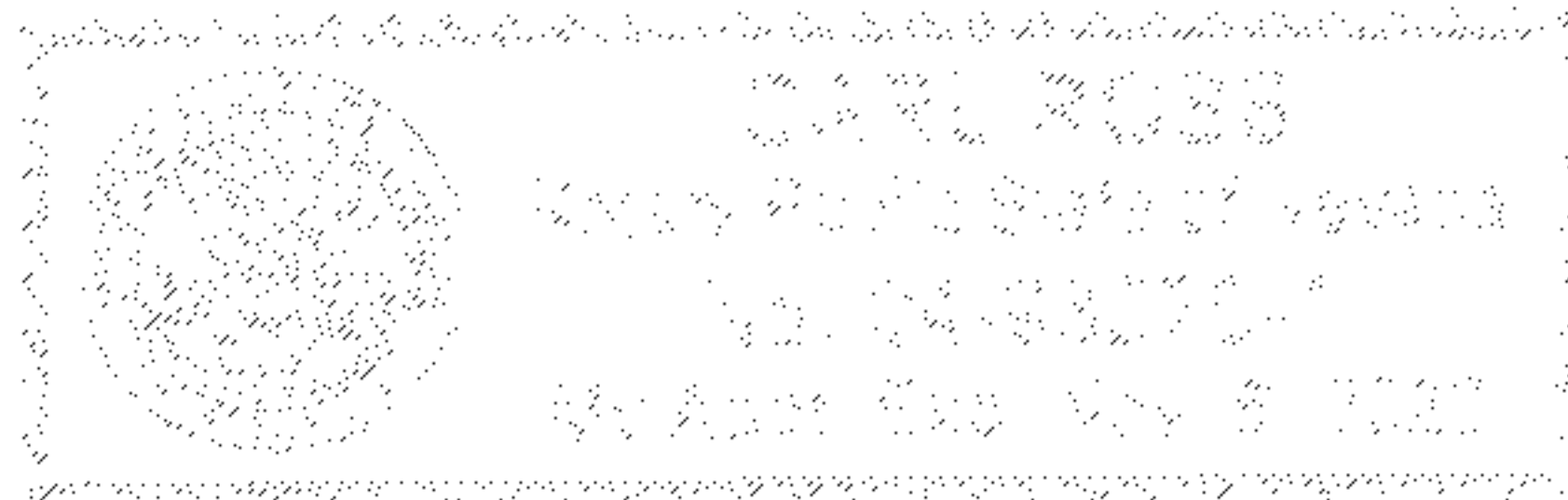
COUNTY OF CLARK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margarette C Wright and Richard E Wright, Wife and Husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of AUGUST, 2018.
By MARGARETTE C WRIGHT + RICHARD E. WRIGHT


Notary Public
Print Name: CARL ROSS
Commission Expires: NOV. 5, 2020

(NOTARIAL SEAL)



Real Estate Sales Validation Form

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

Grantor's Name	<u>Margarette C. Wright</u>	Grantee's Name	<u>Carlos Alberto Mojica</u>
Mailing Address	<u>Richard E. Wright</u> <u>2795 Natchez Court</u> <u>Henderson, NV 89074</u>	Mailing Address	<u>Margarita de Jesus Lemus de Mojica</u> <u>5537 Colony Lane</u> <u>Hoover, AL 35226</u>
Property Address	<u>104 Holland Trail</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>8/31/18</u>
		Total Purchase Price	<u>\$ 162,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 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.

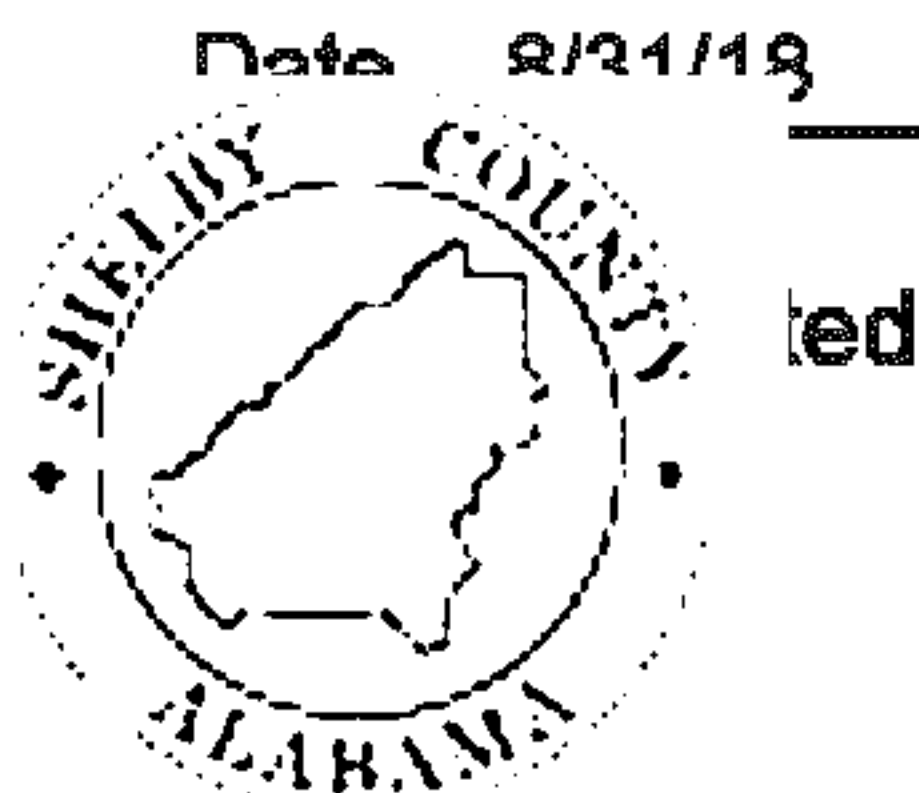
Date of Sale - the date on which interest to the property was conveyed.

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 8/31/18
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama
 Clerk
 (verified by)
 Shelby County, AL
 09/11/2018 09:15:29 AM
 \$183.00 DEBBIE
 20180911000325810

Print Courtney Snow
 Sign Courtney Snow
 (Grantor/Grantee/Owner/Agent) circle one

Allen S. Bevil