

**SEND TAX NOTICE TO:**  
Andrew T. Hill and Betty W. Zettler  
608 Forest Lakes Drive  
Sterrett, Alabama 35147

This instrument was prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**20180914000330440**  
**09/14/2018 08:00:19 AM**  
**DEEDS 1/3**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **One Hundred Eighty Thousand dollars & no cents (\$180,000.)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Fernando Elkin Cangrejo and Carmen Janeth Riveros Mayorga, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Andrew T. Hill and Betty W. Zettler t**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 3, ACCORDING TO THE SURVEY OF FOREST LAKES SECTOR 1, AS RECORDED IN MAP BOOK 28, PAGE 94, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

This property does not constitute the homestead of the Grantor(s).

\$176,739.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

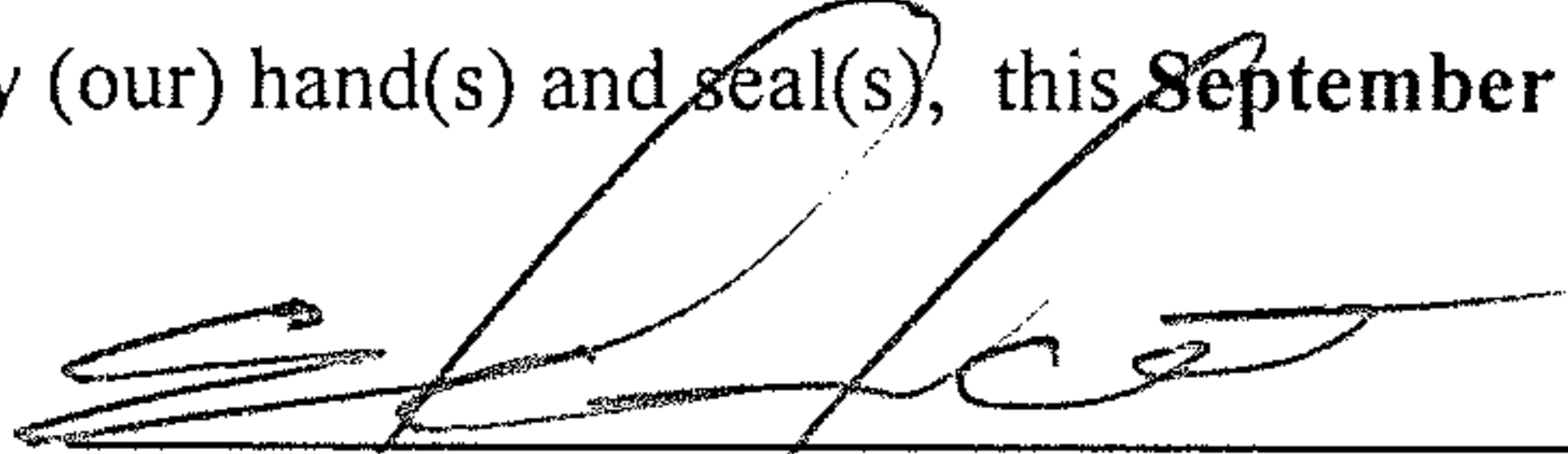
Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 28, Page 94.

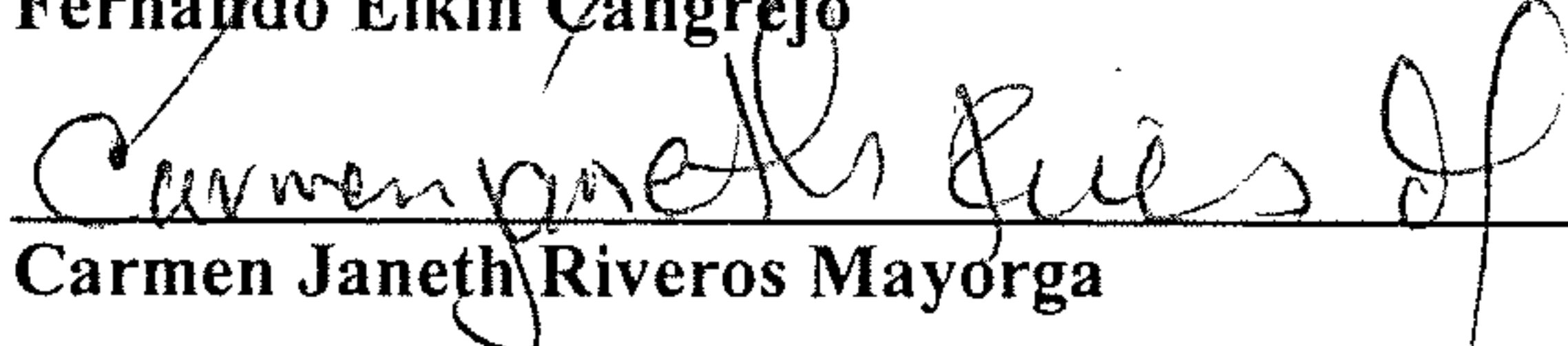
Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book Instrument #20111020000473601; amended in Instrument #20090116000015030; supplemental filed in Instrument #20140611000176250, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and 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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this September 13, 2018.

  
 \_\_\_\_\_ (Seal)  
 Fernando Elkin Cangrejo

  
 \_\_\_\_\_ (Seal)  
 Carmen Janeth Riveros Mayorga

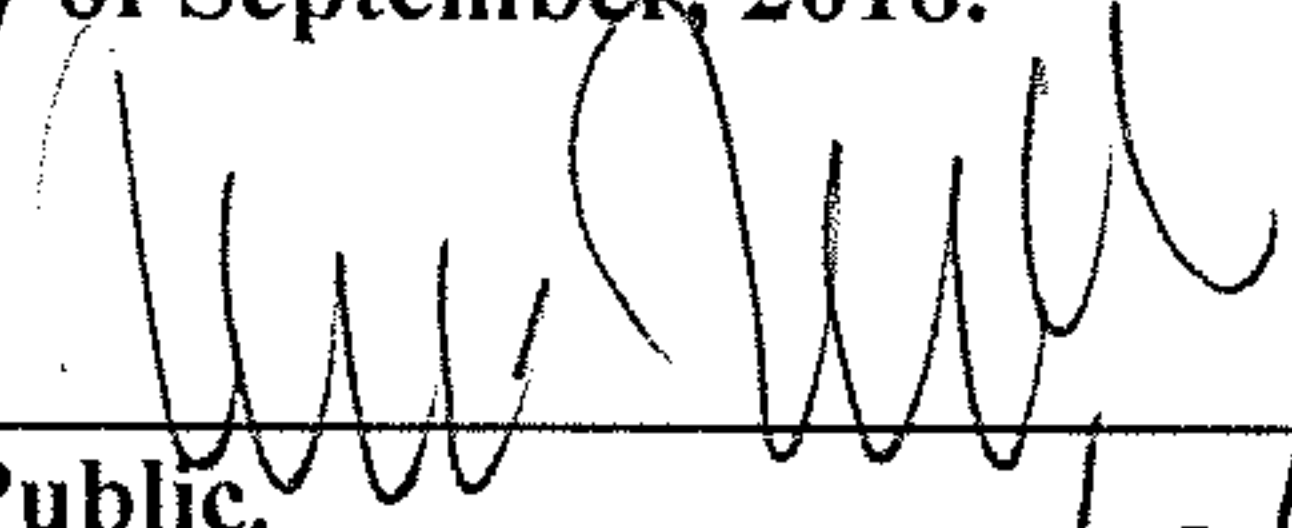
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fernando Elkin Cangrejo and Carmen Janeth Riveros Mayorga, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September, 2018.

  
 \_\_\_\_\_ (Seal)  
 Notary Public.  
 My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II Notary Public, Alabama State At Large My Commission Expires Jan. 9, 2021
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Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Fernando Elkin Cangrejo and Carmen Janeth Riveros Mayorga Grantee's Name Andrew T. Hill and Betty W. Zettler by Andrew T. Hill, Agent

Mailing Address 972 Green Trail Ct Columbus, Ohio 43085 Property Address 608 Forest Lakes Drive Sterrett, Alabama 35147

Mailing Address 608 Forest Lakes Drive Sterrett, Alabama 35147 Date of Sale 09/13/2018

Total Purchase Price \$180,000.00 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 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 9/13/18

Print Fernando Elkin Cangrejo

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 09/14/2018 08:00:19 AM \$24.50 DEBBIE 20180914000330440

Debbie S. Boyd