

SEND TAX NOTICE TO:
Nora Luz Medrano-Arroyo and
Gerardo Aguilar Garcia
146 Stonehaven Drive
Pelham, Alabama 35124

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

20181113000401460
11/13/2018 04:13:04 PM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Five Thousand dollars & no cents (\$135,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, Alejandro Medrano-Arroyo, and spouse Fabiola Carranza Farfan (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Nora Luz Medrano-Arroyo and Gerardo Aguilar Garcia, wife and husband**, (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 2, ACCORDING TO THE SURVEY OF STONEHAVEN, AS RECORDED IN MAP BOOK 21, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 105,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to: (1) Taxes for the year 2018 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

35' building line on front of said lot; 30' sewer easement on rear of said lot as shown on recorded plat/map.

Subject to 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 1996, Page 20509 in the Probate Office of Shelby County, Alabama.

Easement to City of Pelham as recorded in Instrument #1994-7090.

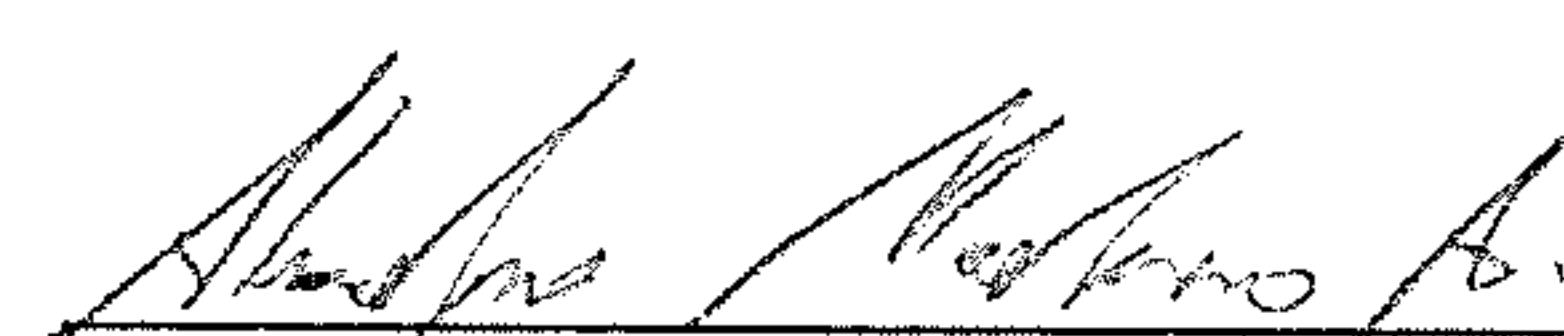
Right of Way granted to Alabama Power Company recorded in Instrument #1998-17750 and Instrument #1999-12017.

TO HAVE AND TO HOLD Unto the said **GRANTEE(S)** 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 **GRANTEE(S)**, 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 **GRANTEE(S)**, 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 November 9, 2018.

(Seal)


Alejandro Medrano-Arroyo

(Seal)

(Seal)


Fabiola Carranza Farfan (Seal)

STATE OF ALABAMA

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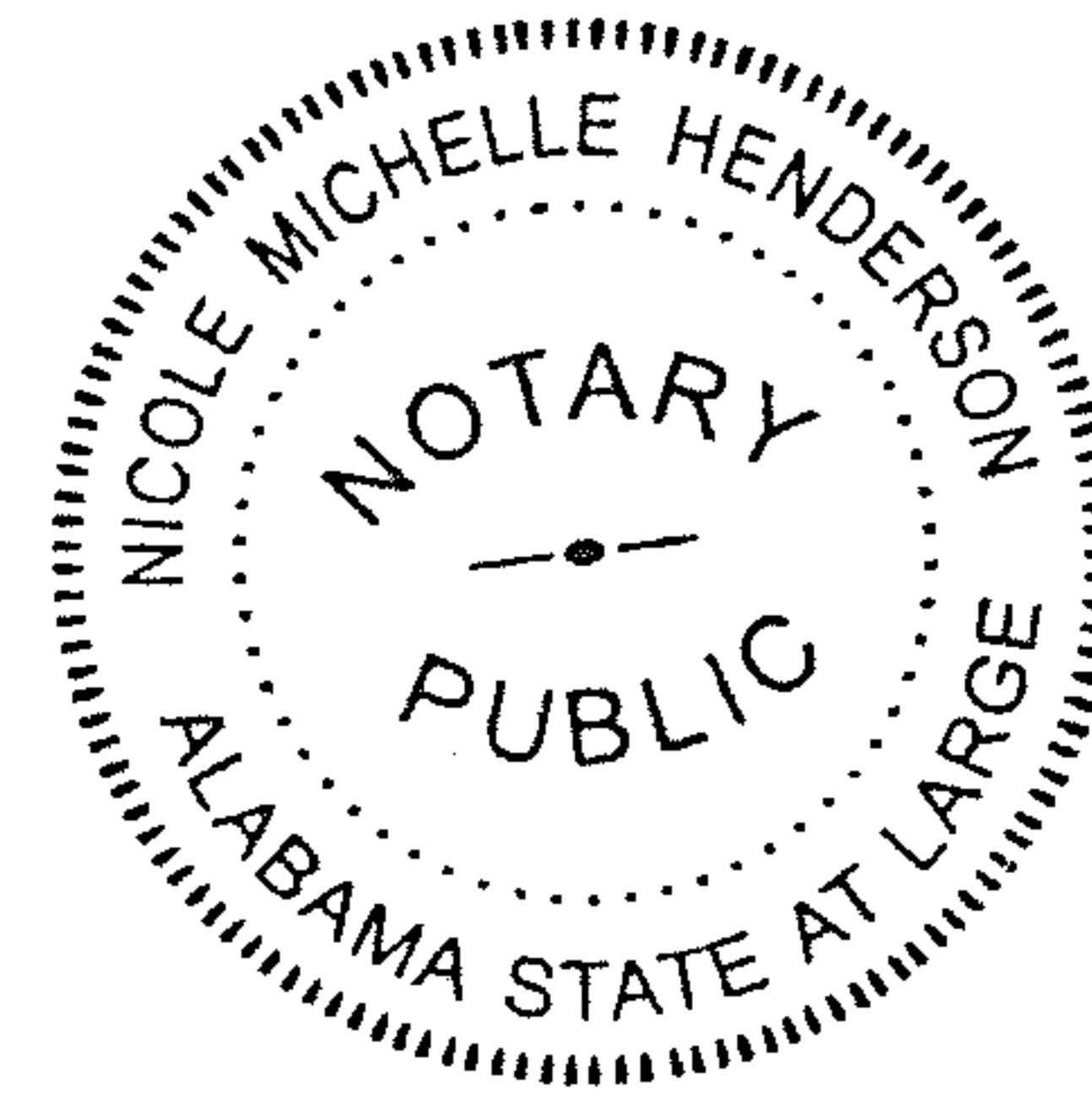
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alejandro Medrano-Arroyo and Fabiola Carranza Farfan, 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 9th day of November, 2018.

Nicole Michelle Henderson
Notary Public. (Seal)
My Commission Expires: 3/30/22



WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP

CBT File #1810103

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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 Alejandro Medrano-Arroyo and Fabiola Grantee's Name Nora Luz Medrano-Arroyo
Carranza Farfan

Mailing Address 1323 Rime Village Drive
Birmingham, Alabama 35216

Mailing Address 146 Stonehaven Drive
Pelham, Alabama 35124

Property Address 146 Stonehaven Drive
Pelham, Alabama 35124

Date of Sale 11/09/2018

Total Purchase Price \$135,000.00

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 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 of the assessor's currency market value.

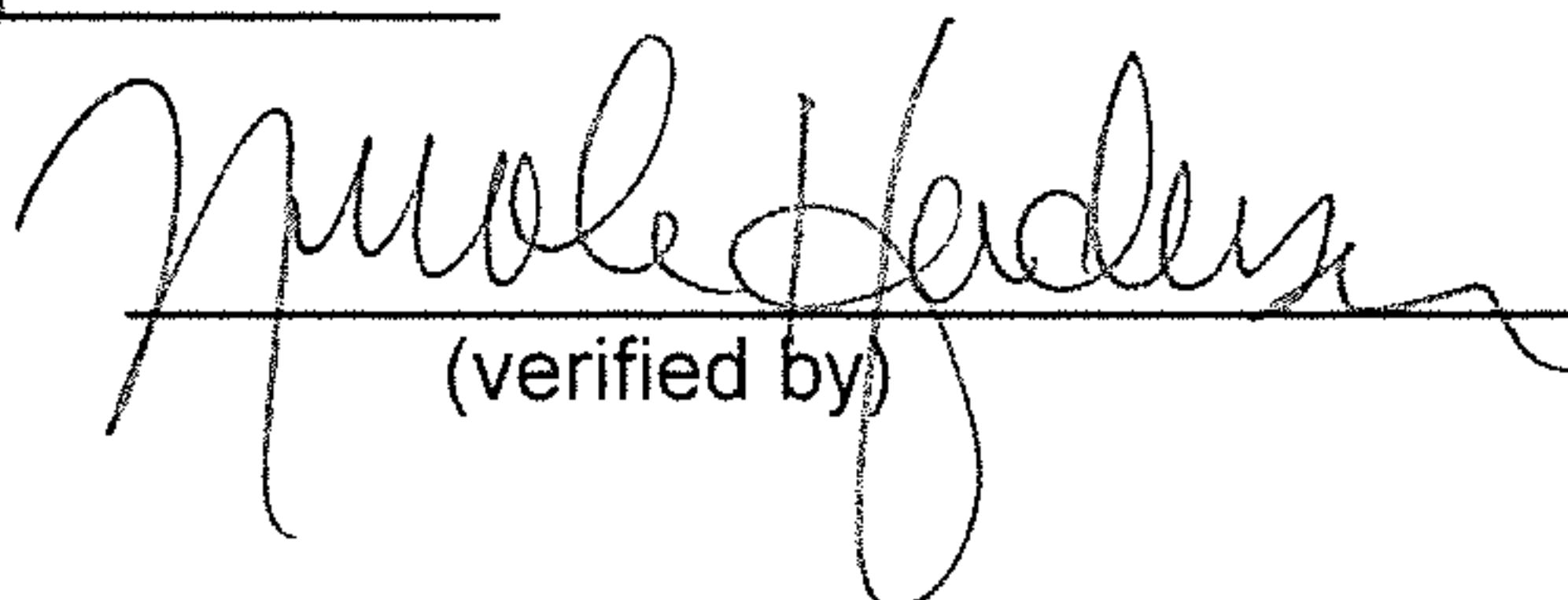
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

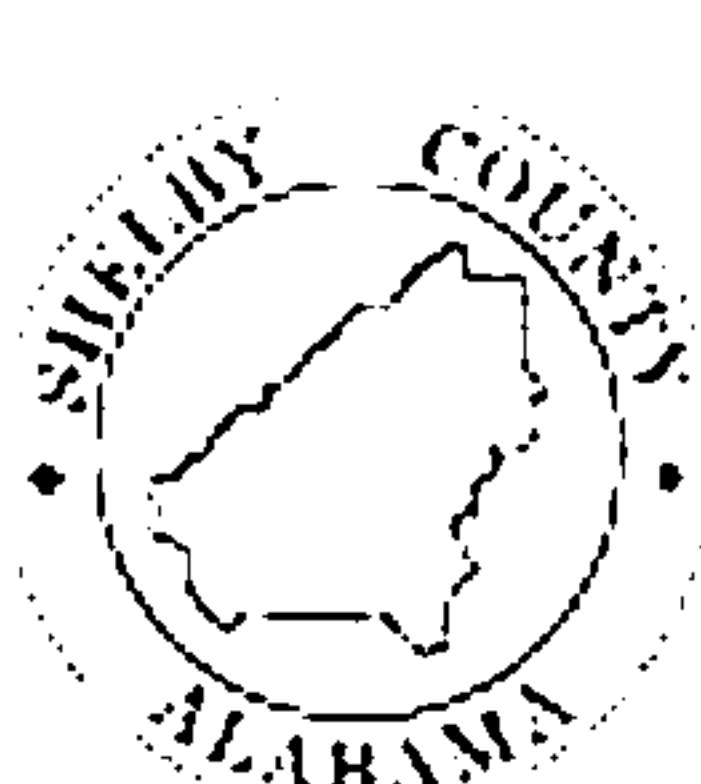
Date 11/9/18

Print Nora Luz Medrano-Arroyo

Unattested


(verified by)

Sign Nora Luz Medrano Arroyo
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2018 04:13:04 PM
\$51.00 CHERRY
20181113000401460

