

20181204000423800
12/04/2018 12:20:33 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Heidy Morales
106 Hwy 63
Calera, AL
35040

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **One Hundred Eighty Thousand Dollars and NO/100 (\$180,000.00)** to the undersigned grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Carlos J. Solito and Francisca Solito, husband and wife**, (herein referred to as grantors), grant, sell, bargain and convey unto, **Heidy Morales** (herein referred to as Grantee whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

A parcel of land in the Section 20, Township 22 South, Range 2 West, being the same land described in deed to Sara Turnbloom, recorded in Deed Book 264, at Page 826 and Instrument No. 1999-1808, of the real property recorded of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at the Southeast corner of the said Section 20, thence South 89 degrees 34 minutes 23 seconds West, along the South line of Section, a distance of 1563.17 feet to the East right of way of County Highway 83; thence along a curve, to the left, in said right of way, having a radius of 2439.88 feet and a chord bearing of North 35 degrees 31 minutes 16 seconds West, and arc length of 369.80 feet; thence North 39 degrees 51 minutes 39 seconds West, along said right of way, a distance of 77.78 feet to a one inch pipe found at the point of beginning; thence North 39 degrees 51 minutes 39 West along the said right of way, a distance of 175.44 feet, to a 1/2 inch rebar set, with a cap stamped S. Wheeler CA 0502; thence North 74 degrees 15 minutes 21 seconds East, a distance of 454.82 feet to a 1/2 inch rebar set, with a cap stamped S, Wheeler CA 0502; Thence S 16 degrees 33 minutes 16 seconds East, a distance of 158.43 feet to a 1/2 rebar set, with cap stamped S, Wheeler CA 0502; thence South 73 degrees 59 minutes 58 seconds West, a distance of 375.41 feet to the point of beginning.


Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 157,712 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And we do for ourselves, and for our heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this 30th day of November, 2018

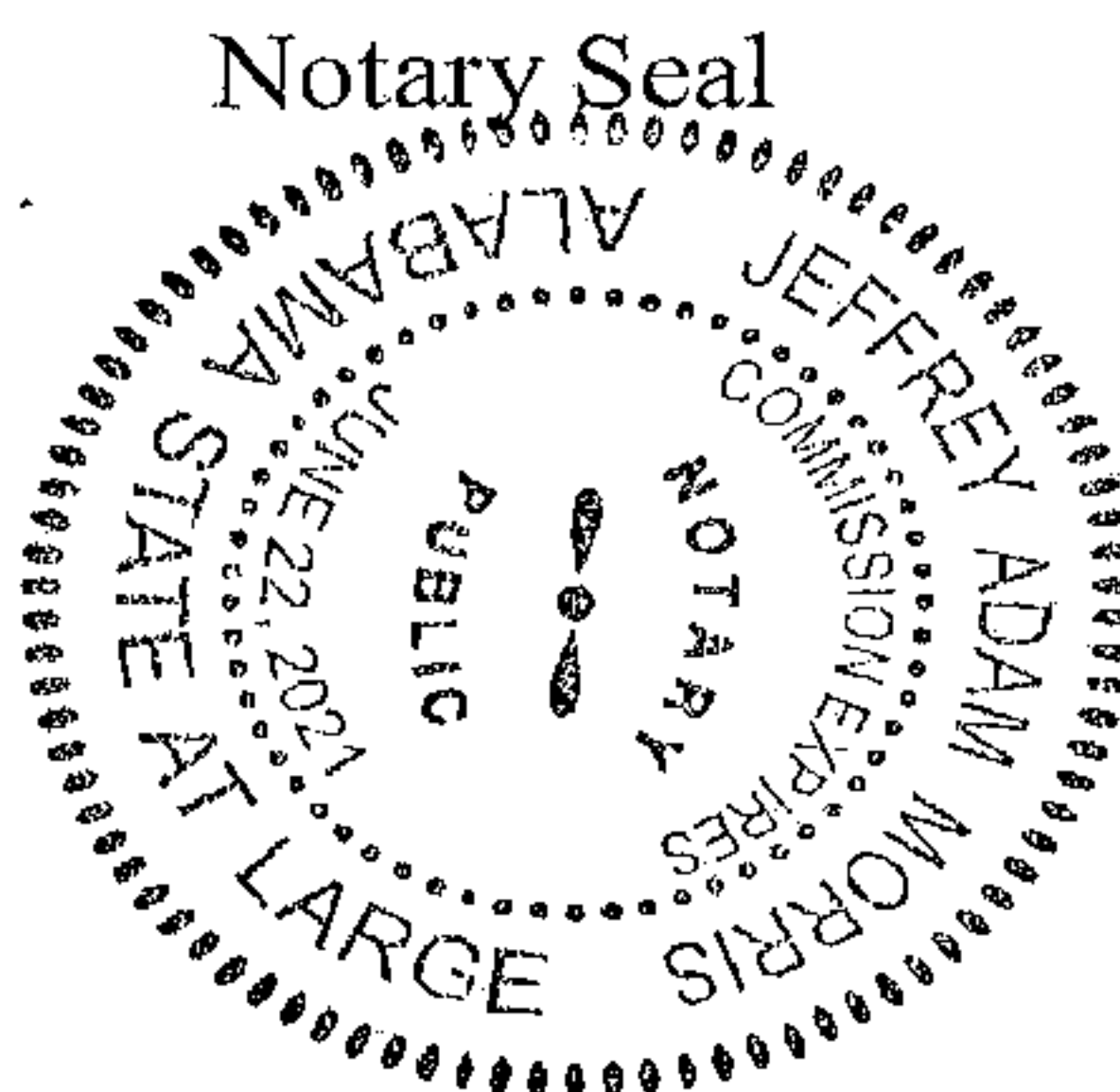


Carlos J. Solito

STATE OF AL
COUNTY OF Jefferson

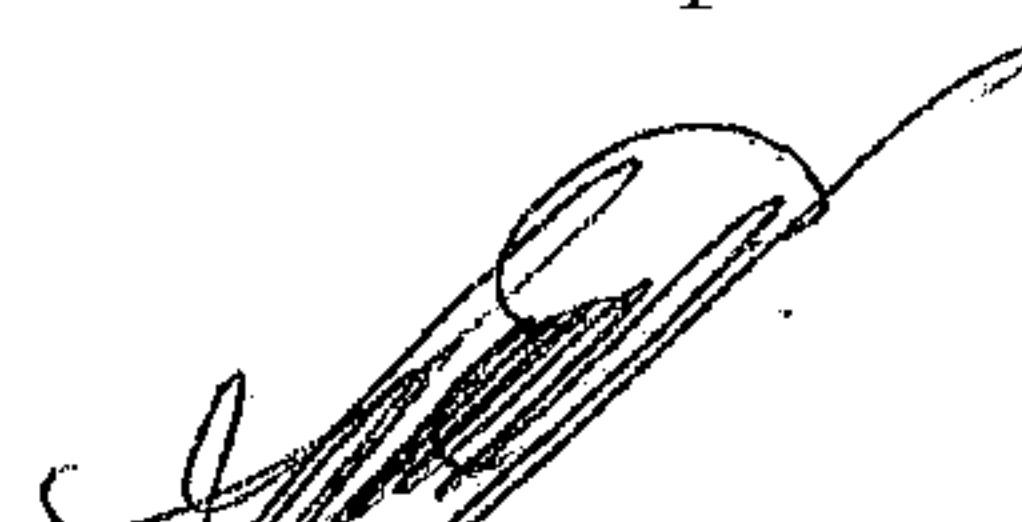
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Carlos J. Solito** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November 2018





Notary Public
My commission expires:

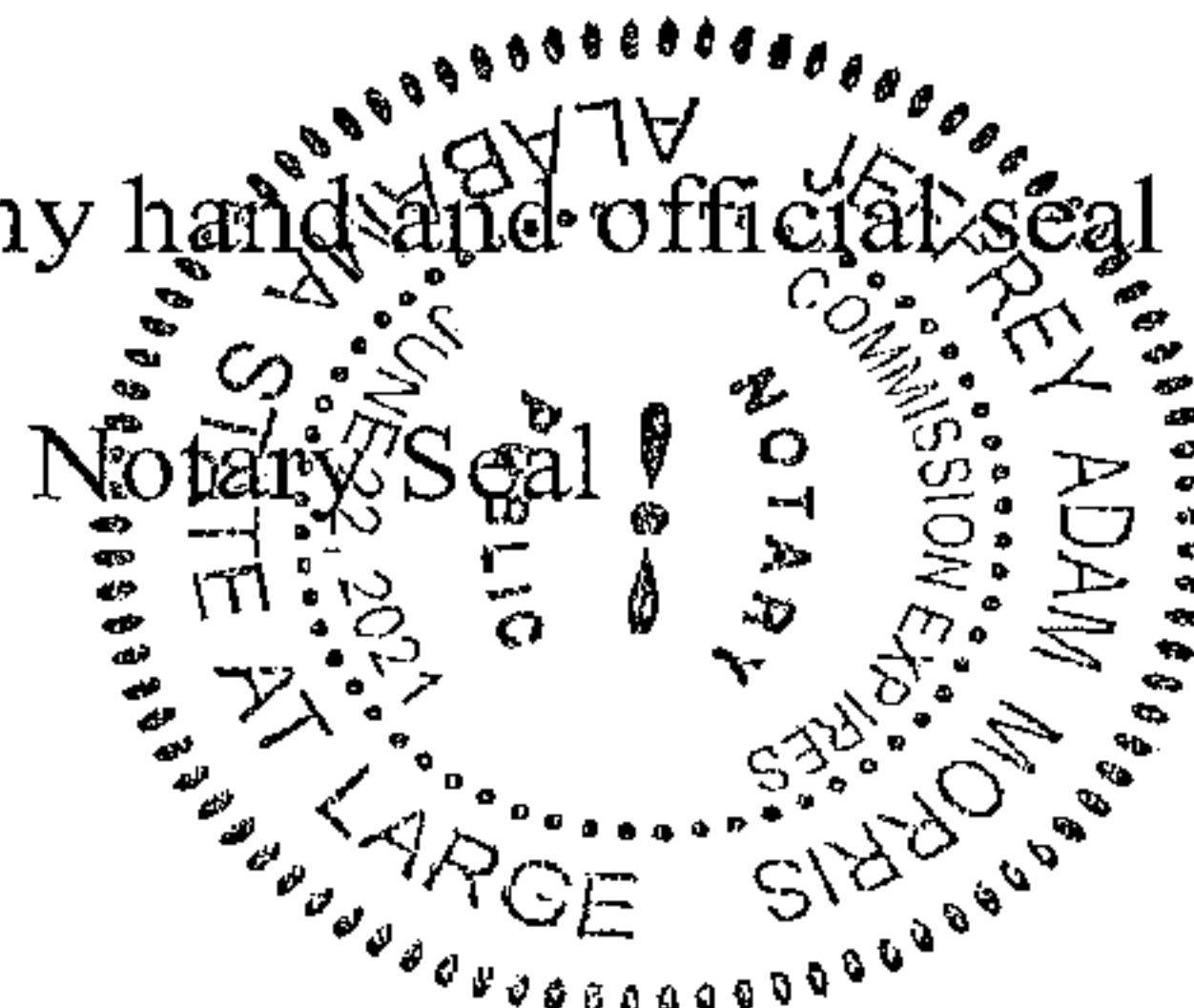



Francisca Solito

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Francisca Solito** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November 2018





Notary Public
My commission expires:

Real Estate Sales Validation Form

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

Grantor's Name Carlos Solito Grantee's Name Heidy Morales
 Mailing Address 8120 Whitebrook Dr. Mailing Address 106 Hwy 63
Southaven, MS Calera, AL
38671 35040

Property Address 106 Hwy 63 Date of Sale 11-30-18
Calera, AL Total Purchase Price \$ 180,000
35040 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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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 12-3-18 Print James Yeafa
 _____ Sign _____
 Unattested (verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/04/2018 12:20:33 PM
 \$43.50 CHERRY
 20181204000423800

Print Form

Form RT-1

Alicia S. Byrd