This instrument prepared by: Rosalie Doggett 3170 Highway 31 South Pelham, AL 35124 SEND TAX NOTICE TO: Carlos Antonio Ocampo Acosta 104 Grande View Cir Maylene, AL 35114

## **GENERAL WARRANTY DEED**

20181205000425090 12/05/2018 10:12:50 AM DEEDS 1/2

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ninety Thousand Five Hundred And No/100 Dollars (\$190,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Brian Brooks, unmarried man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Carlos Antonio Ocampo Acosta (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 2, according to the survey of Grande View Estates, Givianpour Addition to Alabaster, as recorded in Map Book 19, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this  $\frac{37}{100}$  day of  $\frac{100}{100}$  and  $\frac{30}{100}$ .

STATE OF ALABAMA COUNTY OF SHELBY

Brian Brobks

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

Given under my hand and official seal on this 202 day of 1 100 cm because 2018

Notary Public

My commission expires: 1/31/2

ROSALIE K DOGGETT Notary Public, Alabama State At Large My Commission Expires January 31, 2021

FILE NO.: TS-1802436

## 20181205000425090 12/05/2018 10:12:50 AM DEEDS 2/2

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Brian Brooks	Grantee's Name	Carlos	Antonio Ocampo Acosta
Mailing Address	* *** ** *** *** *** *** *** *** *** *	Malling Address	F	
	<u> </u>			<u></u>
Property Address	104 Grande View Çir Maylene, AL 35114	Date of Sale Total Purchase Pri or	ice	November 30, 2018 \$190,500,00
		Actual Value		5
		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			
X 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 - Brian Brooks				
Grantee's name and mailing address - Carlos Antonio Ocampo Acosta,				
Property address - 104 Grande View Cir, Maylene, AL 35114				
Date of Sale - November 30, 2018.				
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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama</u> 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: November 3	10, 2018			A CONTRACTOR OF THE PARTY OF TH
SignAgent				

Validation Form

TS-1802436



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2018 10:12:50 AM
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20181205000425090

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