

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
DHF Investments
9240 Hwy 25
Calera, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY NINE THOUSAND SIX HUNDRED NINETY DOLLARS AND ZERO CENTS (\$39,690.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ashley Cristal Garcia-Zavala, a married woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **DHF Investments (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 5, Township 22 South, Range 3 West, being more particularly described as follows: Begin at a point 1,437.9 feet North and 740.5 feet West of the center stake of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, run North 0 degrees 10 minutes East 100.0 feet; thence North 89 degrees 50 minutes West 195.0 feet; thence South 0 degrees 10 minutes West 100.0 feet; thence South 89 degrees 50 minutes East 195.0 feet to the point of beginning.

SUBJECT TO:

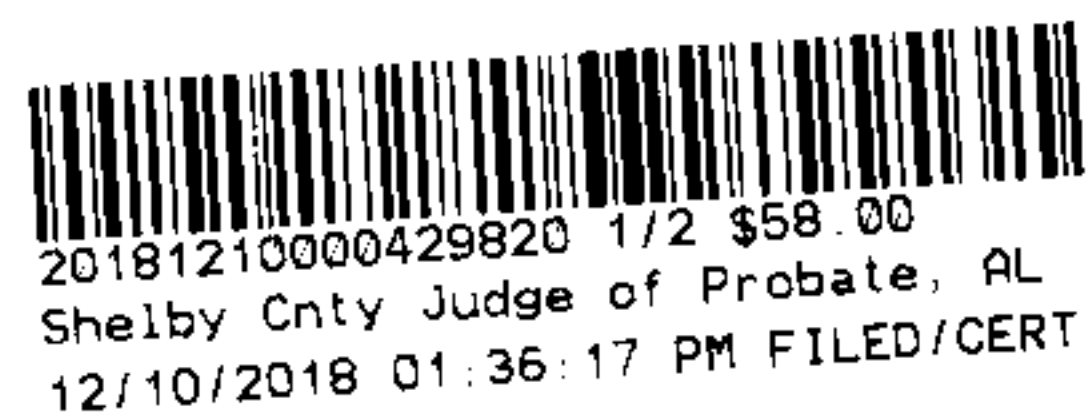
1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein or her spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of December, 2018.

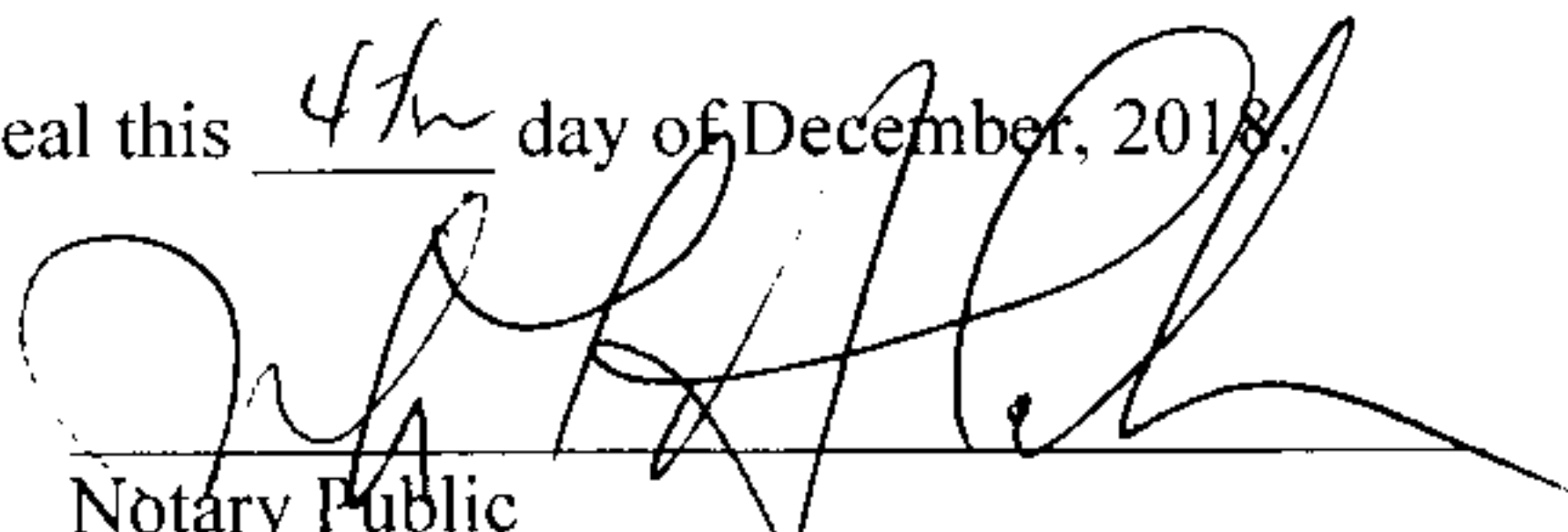
Ashley Cristal Garcia-Zavala
Ashley Cristal Garcia-Zavala



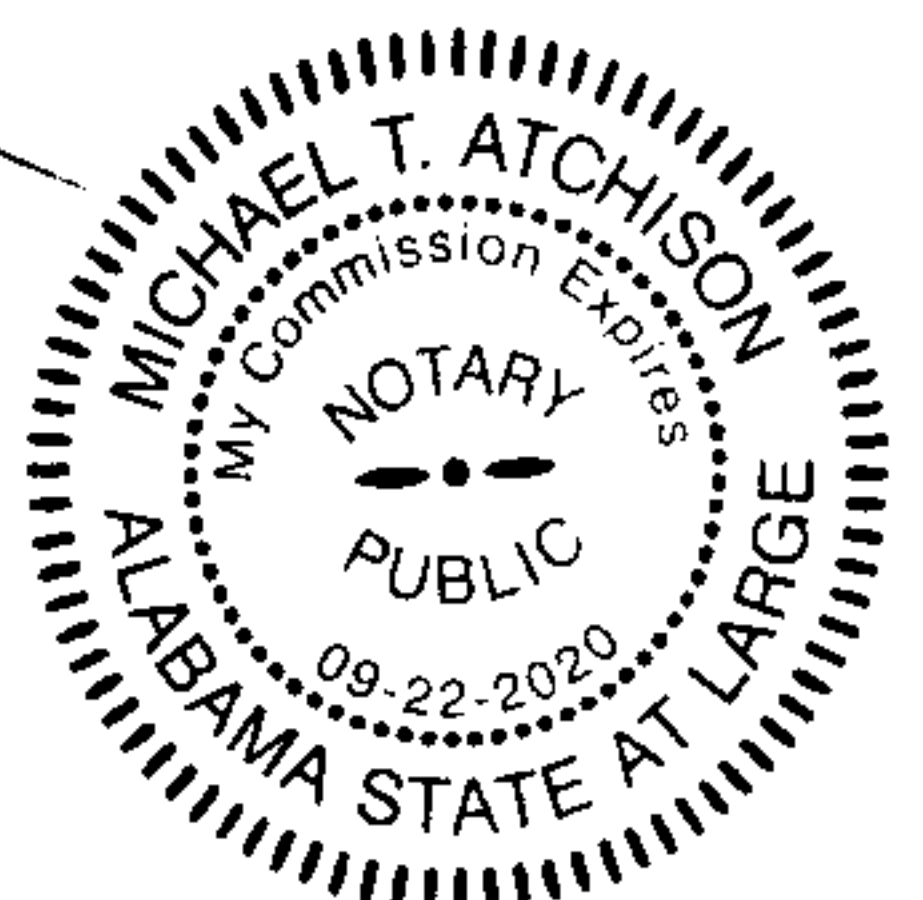
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ashley Cristal Garcia-Zavala**, 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 this 4th day of December, 2018.


Notary Public
My Commission Expires:

Shelby County, AL 12/10/2018
State of Alabama
Deed Tax: \$40.00



Real Estate Sales Validation Form

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

Grantor's Name Ashley Cristal Garcia-Zavala
Mailing Address 1 Oakdale Dr.
Montevallo, AL 35115

Grantee's Name DHF Investments
Mailing Address 9240 Hwy 25
Calera, AL 35043

Property Address 3550 Hwy 22
Montevallo, AL 35115

Date of Sale 12-4-18
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 39,690.00



20181210000429820 2/2 \$58.00
Shelby Cnty Judge of Probate, AL
12/10/2018 01:36:17 PM FILED/CERT

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 tax assessor's value

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 _____

Print Ashley Cristal Garcia-Zavala

Unattested _____

Sign Ashley Cristal Garcia-Zavala
(Grantor/Grantee/Owner/Agent) circle one

(verified by)