

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.

P.O. Box 11244

Birmingham, AL 35202-1244

(NO TITLE EXAMINATION FURNISHED)

SEND TAX NOTICE TO:


Benjamin Mondragon Arreola

1513 Radburn Road

Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)


20181221000446700 1/4 \$59.00
Shelby Cnty Judge of Probate, AL
12/21/2018 01:42:25 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Thirty-Five Thousand and No/100 Dollars (\$35,000.00) and other good and valuable consideration, to the undersigned grantors, Duane K. Motes and wife, Cindy D. Motes (hereinafter referred to as "Grantors"), in hand paid by Benjamin Mondragon Arriola, the receipt whereof is hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Benjamin Mondragon Arreola (hereinafter referred to as "Grantee"), the property located at 1513 Radburn Drive, Pelham, Alabama, situated in Shelby County, Alabama, being more particularly described as follows:

Lot 65 A-1 of Deer Springs Estates, 1st Addition, as mapped out in the Survey attached to document recorded in Real Book 94, Page 903, in the Probate Office of Shelby County, Alabama. Said Lot is a portion of Lot 65-A, according to a resurvey of Lots 57, 58, 59, 65, 66 & 67 Deer Springs Estates, 1st Addition, as recorded in Map Book 5, Page 82, in the Probate Office of Shelby County, Alabama, including one (1) 1972 12 x 64 Mobile Home, located thereon.

SUBJECT TO: (1) Current taxes; (2) Easements and Restrictions of record; (3) Mineral and Mining rights not owned by Grantors.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, the undersigned have executed this conveyance as of the 9th day of November, 2018.

WITNESSES:

Anne Marshall

Anne Marshall

Duane K Motes
Duane K. Motes

Cindy D Motes
Cindy D. Motes

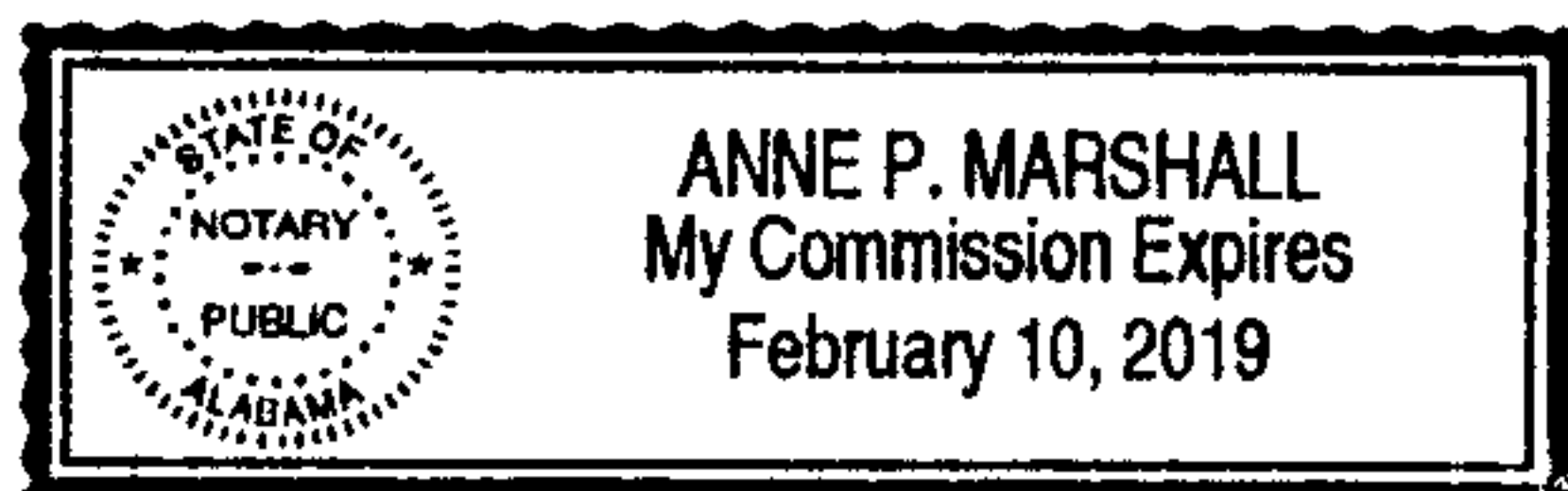
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Duane K. Motes, and wife, Cindy D. Motes, whose names are signed to the foregoing conveyance, and who are known to me, 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 seal this 9th day of November, 2018.

Anne P. Marshall
Notary Public

My Commission Expires: _____



20181221000446700 2/4 \$59.00
Shelby Cnty Judge of Probate, AL
12/21/2018 01:42:25 PM FILED/CERT

REAL ESTATE SALES CONTRACT

Date: November 9, 2018

The undersigned Purchaser, Benjamin Mondragon Arriola, agrees to purchase, and the undersigned Sellers, Duane and Cindy Motes, hereby agree to sell the following described Real Estate, together with all improvements, shrubbery, plantings, fixtures, and appurtenances, and including the Mobile Home thereon, situated in the City of Pelham, Shelby County, Alabama, on the terms stated below:

Lot 65 A-1 of Deer Springs Estates, 1st Addition, as mapped out in the Survey attached to document recorded in Real Book 94, Page 903, in the Probate Office of Shelby County, Alabama. Said Lot is a portion of Lot 65-A, according to a resurvey of Lots 57, 58, 59, 65, 66 & 67 Deer Springs Estates, 1st Addition, as recorded in Map Book 5, Page 82, in the Probate Office of Shelby County, Alabama, also known as 1513 Radburn Road - Pelham, Alabama, including one 1972 12 x 64 Mobile Home located thereon (the "Property")

The Purchase Price shall be \$35,000.00, payable in cash, on the closing of this sale.

The Property and Mobile Home are sold AS-IS and WHERE-IS, without representation or warranty as to condition, and are to be conveyed subject to current taxes, any easements and restrictions of record and any mineral and mining rights not owned by the undersigned Sellers.

Sellers agree to convey the Property to Purchaser by Statutory Warranty Deed free of all encumbrances, except as hereinabove set out.

Sellers agree to pay the current ad valorem taxes due October 1, 2018.

This contract states the entire agreement between the parties and merges in this agreement all statements, representations and covenants heretofore made, any other agreements not incorporated herein are void and of no force and effect.

Anne P. Marshall
Witness to Purchaser's Signature


Purchaser - Benjamin Mondragon Arriola SEAL

Anne P. Marshall
Witness to Seller's Signature

Duane Motes
Seller - Duane Motes SEAL

Anne P. Marshall
Witness to Seller's Signature

Cindy Motes
Seller - Cindy Motes SEAL



20181221000446700 3/4 \$59.00
Shelby Cnty Judge of Probate, AL
12/21/2018 01:42:25 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Duane and Cindy Motes
Mailing Address 7800 Highway 17, Lot 106
Maylene, AL 35114

Grantee's Name Benjamin Mondragon Arriola
Mailing Address 1513 Radburn Road
Pelham, AL 35124

Property Address 1513 Radburn Road
Pelham, AL 35124

Date of Sale November 9, 2018
Total Purchase Price \$ 35,000.00
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 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 November 9, 2018

Print Cindy Motes/Grantor

☐ Unattested

Sign

Cindy Motes
(Grantor/Grantee/Owner/Agent) circle one


20181221000446700 4/4 \$59.00
Shelby Cnty Judge of Probate, AL
12/21/2018 01:42:25 PM FILED/CERT

Form RT-1