

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty Eight Thousand Dollars (\$88,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, John Sumner, Jr., a single man, (herein referred to as grantor), grant, bargain, sell and convey unto Arturo Delgado Guzman, (herein referred to as grantees), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 16, in Block 3, according to the Resurvey of George's Subdivision of Keystone, as recorded in Map Book 4, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address for the above described property is 1312 Hillwood Drive, Alabaster, AL 35007.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 13 day of December, 2018.

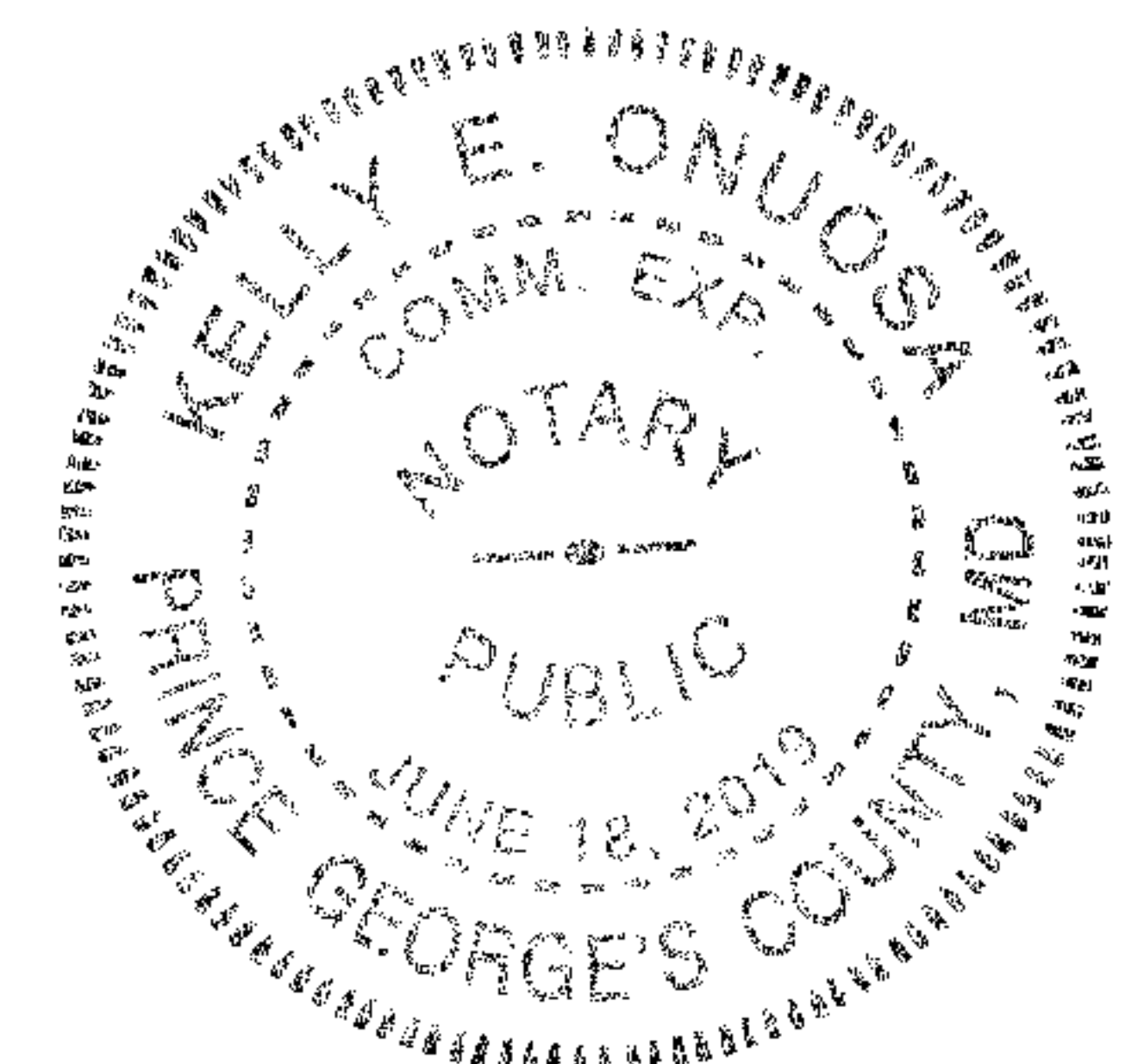
John Sumner, Jr.
John Sumner, Jr.

STATE OF MARYLAND
COUNTY OF PRINCE GEORGES

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that John Sumner, 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 seal this the 13th day of December, 2018.

NOTARY PUBLIC
My Commission Expires: 06/18/2019





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2019 02:11:16 PM
\$36.00 CHERRY
20190104000004050

Alvin S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name John Sumner, Jr.
Mailing Address 4301 38th Street
Brentwood, MD 20722

Grantee's Name Aruro Delgado Guzman
Mailing Address 8 University Park
Montevallo, AL 35115

Property Address 1312 Hillwood Drive
Alabaster, AL 35007

Date of Sale 12/14/18
Total Purchase Price \$ 88,000.00
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 _____

Print Leanne G. Ward

Unattested

(verified by)

Sign Leanne G. Ward

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1