

THIS INSTRUMENT PREPARED BY:
JUSTIN A. PIPKINS
FULLER HAMPTON LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
CLANTON, AL 35045
(205)755-1975


20190111000011780 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
01/11/2019 10:25:47 AM FILED/CERT

WARRANTY DEED

SEND TAX NOTICES TO:

1819 10th Street
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of **One Hundred Twenty-Five Thousand Dollars and no/100 (\$125,000.00)** and other valuable considerations to the undersigned GRANTORS, **CLAUDIA MUNOZ and husband, ANTONIO MUNOZ**, in hand paid by the GRANTEE, **DIANA MARLENE ALMODOVAR MEDINA**, the receipt whereof is acknowledged, we, the said GRANTORS, do hereby grant, bargain, sell and convey unto the said GRANTEE, the following described real estate, situated in Shelby County, Alabama:

Lots 12, 13, and 14, less the South 50 feet thereof, in Block "Q" according to map entitled Resurvey of Russel R. Hetz as recorded in ap Book 3, Page 119, in the Probate Office of Shelby County Alabama.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

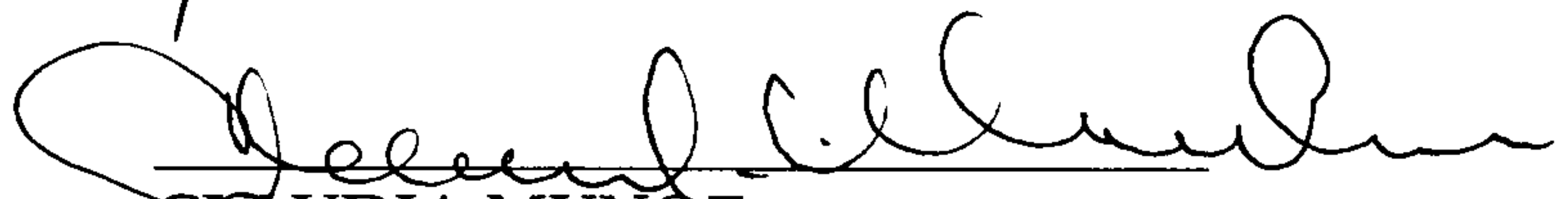
Prior Deed Reference: Instrument Number 20161123000431060.

\$105,000.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs, executor, administrators, successors and assigns forever.

AND THE GRANTORS, do for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, her heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that we are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid, and that we will, and our heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hand and seal, on this 11th day of January, 2019.

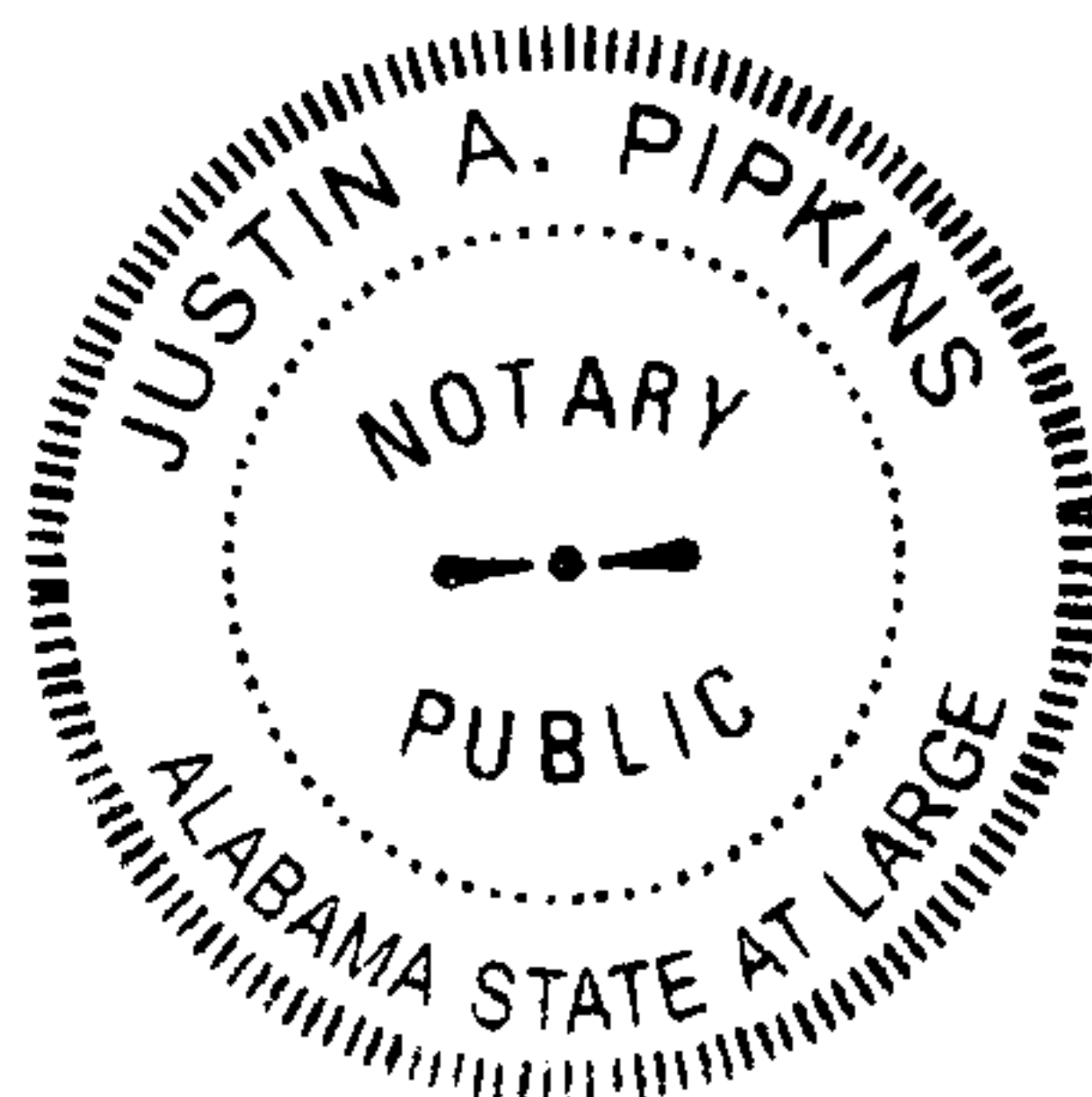

CLAUDIA MUNOZ

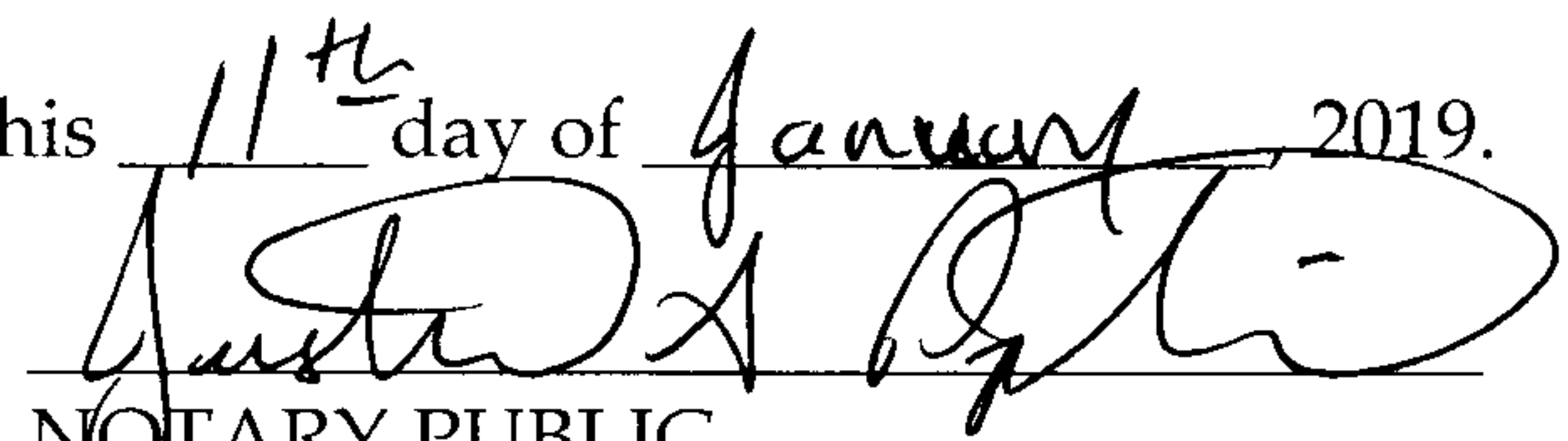

ANTONIO MUNOZ

STATE OF ALABAMA)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Claudia Munoz and Antonio Munoz**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 2019.




NOTARY PUBLIC
My Commission Expires: 3-16-22


20190111000011780 2/3 \$41.00
Shelby Cnty Judge of Probate, AL
01/11/2019 10:25:47 AM 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
Mailing Address

Claudia Munoz and Antonio Munoz
297 Milgray LN
Calera AL 35040

Grantee's Name
Mailing Address

Dana Marlene Almodovar
1819 10th St.
Calera AL 35040

Property Address

1819 10th St.
Calera AL 35040

Date of Sale

01/11/2019

Total Purchase Price \$

125,000.00

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 01/11/2019

Print [Signature]

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190111000011780 3/3 \$41.00
Shelby Cnty Judge of Probate, AL
01/11/2019 10:25:47 AM FILED/CERT