

Parcel I.D. #:

Send Tax Notice To: Oscar H. Torres

** 490 Church St.

*** Wilton, AL 35187

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)

)

COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Forty Thousand Dollars and 00/100 (\$ 140,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Hector E. Moreno and Bianca Moreno, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Oscar Hernandez Torres and Dora Luz Hernandez Landeros, a married couple**, hereinafter known as the GRANTEE;

Parcel I: Commence at the Southeasterly corner of Lot 7, Block 2, according to the map and survey of G. A. Nabors Survey, as recorded in Map Book 3, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama and run Northwesterly along the Southwesterly line of said Lot 7 for a distance of 250.0 feet; Thence right 92 degrees 13 minutes and run Northeasterly for 88.0 feet; Thence right 87 degrees 47 minutes and run Southeasterly for a distance of 132.00 feet; Thence right 92 degrees 13 minutes and run Southwesterly for 84.00 feet; Thence right 92 degrees 13 minutes and run Southwesterly for a distance of 118.00 feet; Thence right 92 degrees 13 minutes and run Southwesterly for a distance of 4.0 feet to the Point of Beginning. Containing 12,079 square feet, more or less.


Parcel II: Lot 8, Block 2, according to the Survey of G. A. Nabors of Wilton, Alabama, as recorded in Map Book 3, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 20181018000369270, in the Probate Judge's Office of Shelby County, Alabama.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$120,000.00 WAS RECORDED SIMULTANEOUSLY HEREIWITH.

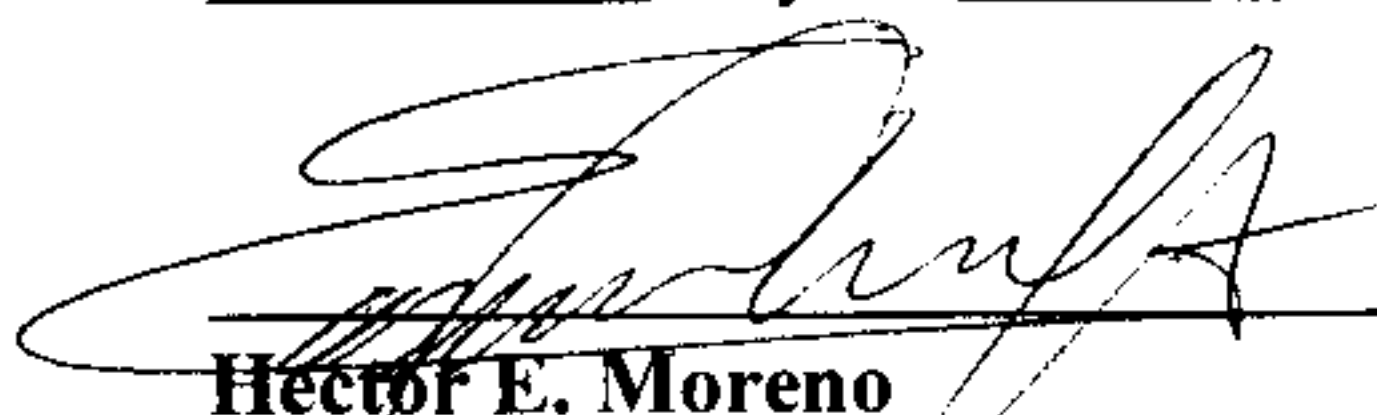
Shelby County, AL 02/25/2019
State of Alabama
Deed Tax: \$20.00


20190225000058070 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
02/25/2019 08:50:14 AM FILED/CERT


TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the _____ Day of _____, 2018.



Hector E. Moreno
Grantor

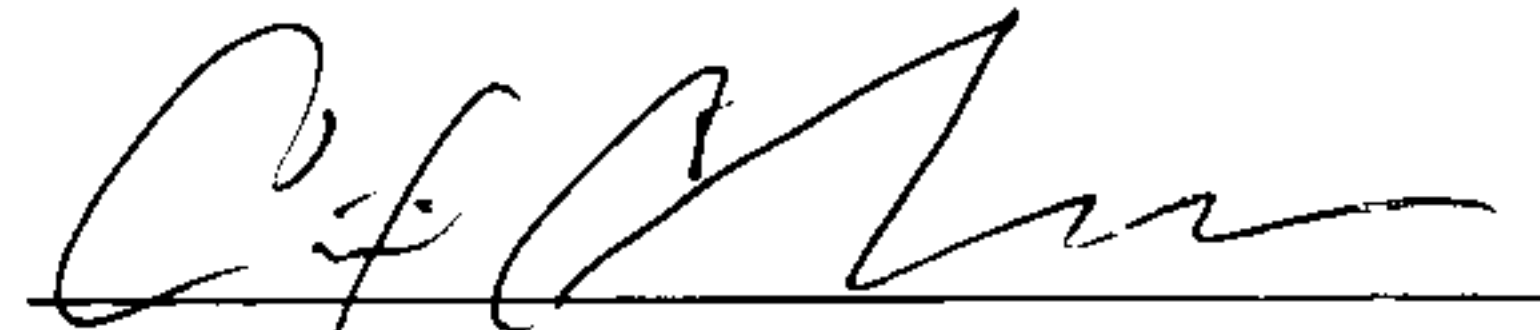


Bianca Moreno
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Hector E. Moreno* and *Bianca Moreno*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.


Given under my hand and official seal of office on this the 18 Day of OCT., 2018.



NOTARY PUBLIC
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040


20190225000058070 2/3 \$41.00
Shelby Cnty Judge of Probate, AL
02/25/2019 08:50:14 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 Hector Moreno
Mailing Address 127 Co. Rd. 54
Montevallo, AL 35115

Grantee's Name Oscar A. Hernandez
Mailing Address _____

Property Address 490 Church St.
Wilton, AL 35787

Date of Sale 10/18/12
Total Purchase Price \$ 140,000.-

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20190225000058070 3/3 \$41.00
Shelby Cnty Judge of Probate, AL
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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 10/18/12

Unattested

(verified by)

Print Hector E. Moreno

Sign

(Grantor/Grantee/Owner/Agent) circle one