

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.

100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:
MARIA TERESA QUINTANA
CERVANTES
3420 WILDEWOOD DRIVE
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

20190524000178860
05/24/2019 11:26:51 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Thirty Three Thousand and 00/100 Dollars (\$133,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, DOUG DOZIER AND SARAH DOZIER, HUSBAND AND WIFE (herein referred to as “Grantors”), do grant, bargain, sell, and convey unto MARIA TERESA QUINTANA CERVANTES and ARNULFO MONDRAGON BENITEZ (herein referred to as “Grantees”), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 10, BLOCK 2, ACCORDING TO THE AMENDED MAP OF WILDEWOOD VILLAGE, AS RECORDED IN MAP BOOK 8, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$119,700 OF THE PURCHASE PRICE WAS DERIVED FROM A FIRST MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

****SARAH DOZIER IS ONE AND THE SAME PERSON AS SARAH MICHELLE WILLIAMS****

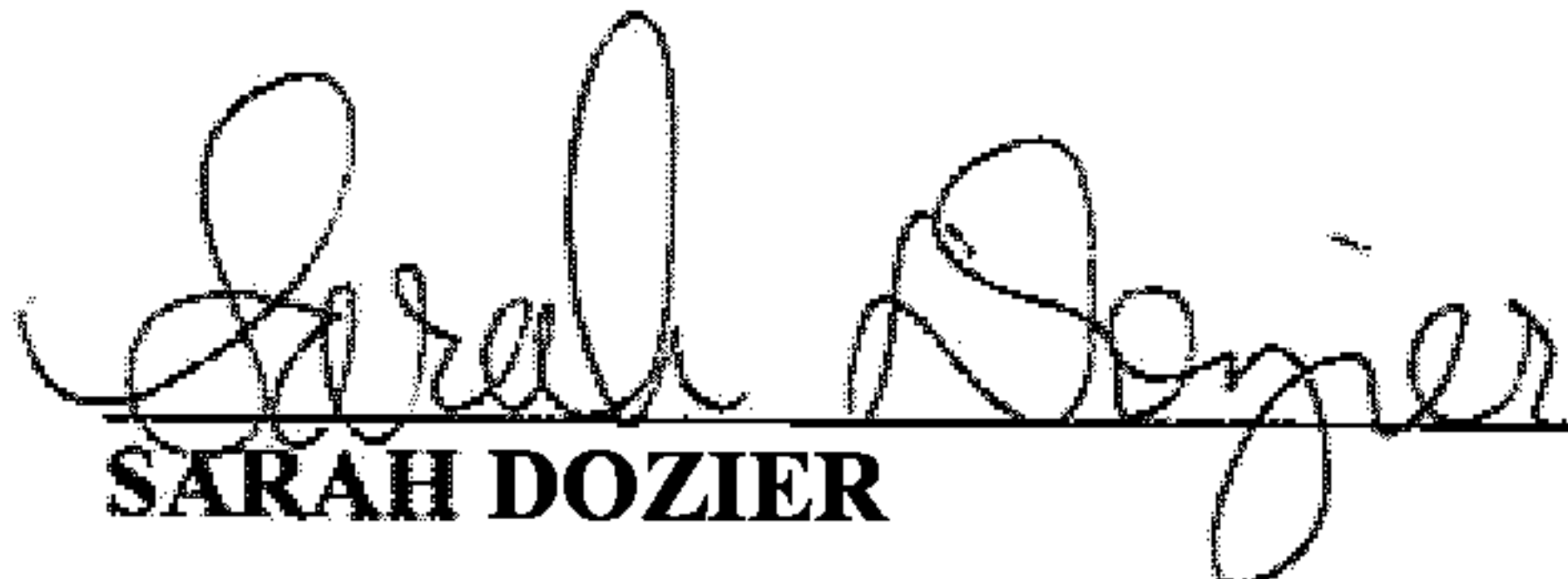
TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is 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, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 24th day of MAY, 2019.



DOUG DOZIER

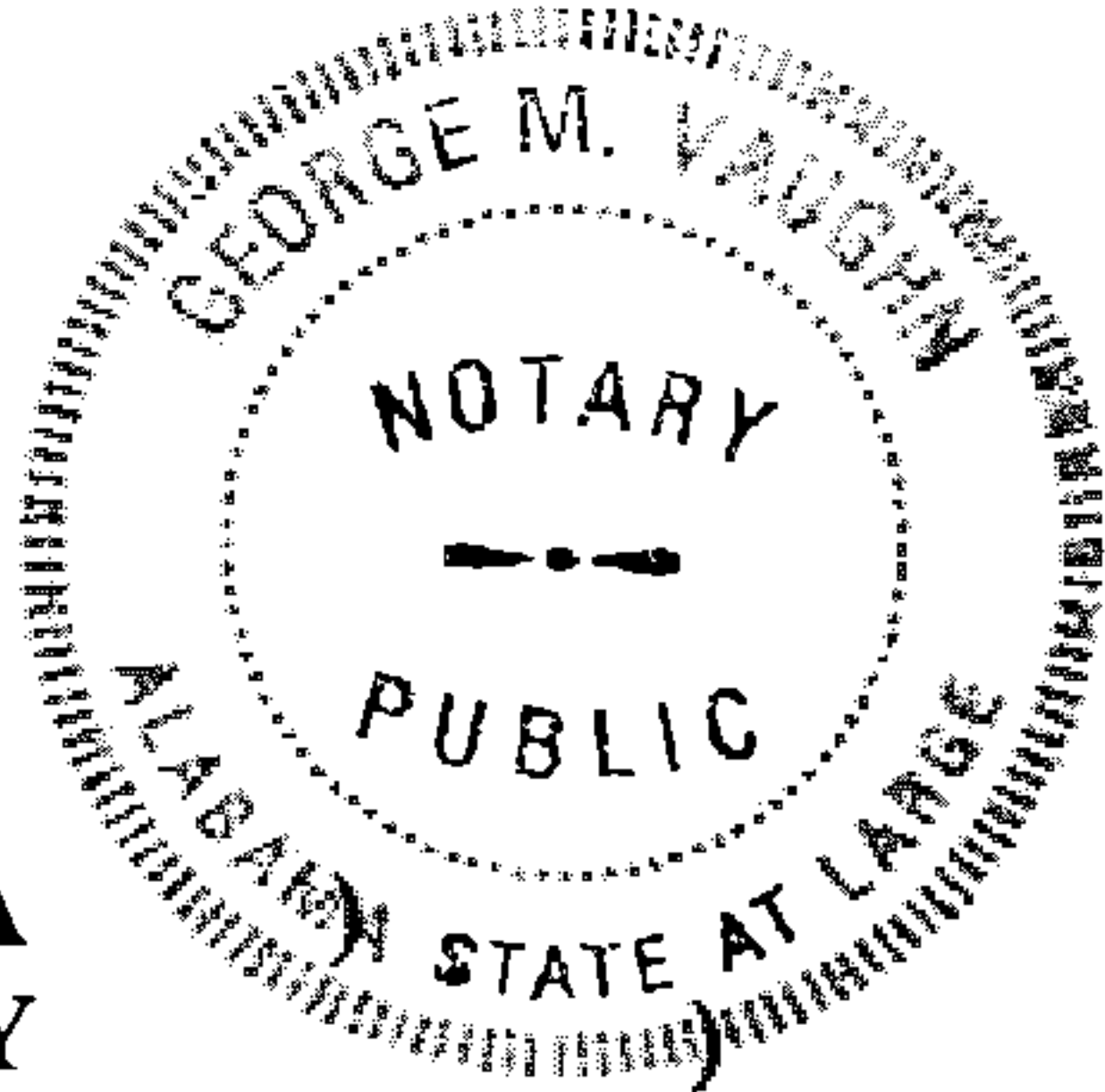


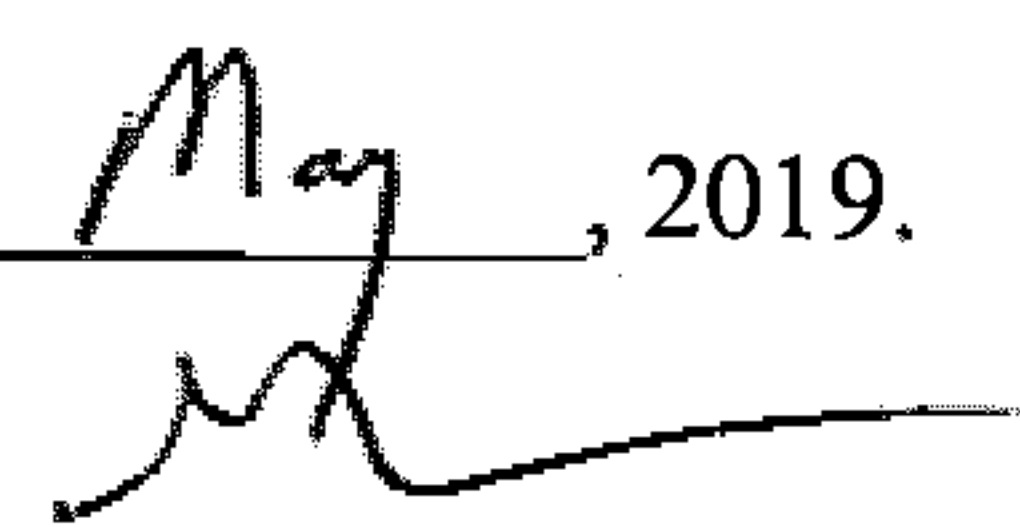
SARAH DOZIER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, DOUG DOZIER, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2019.





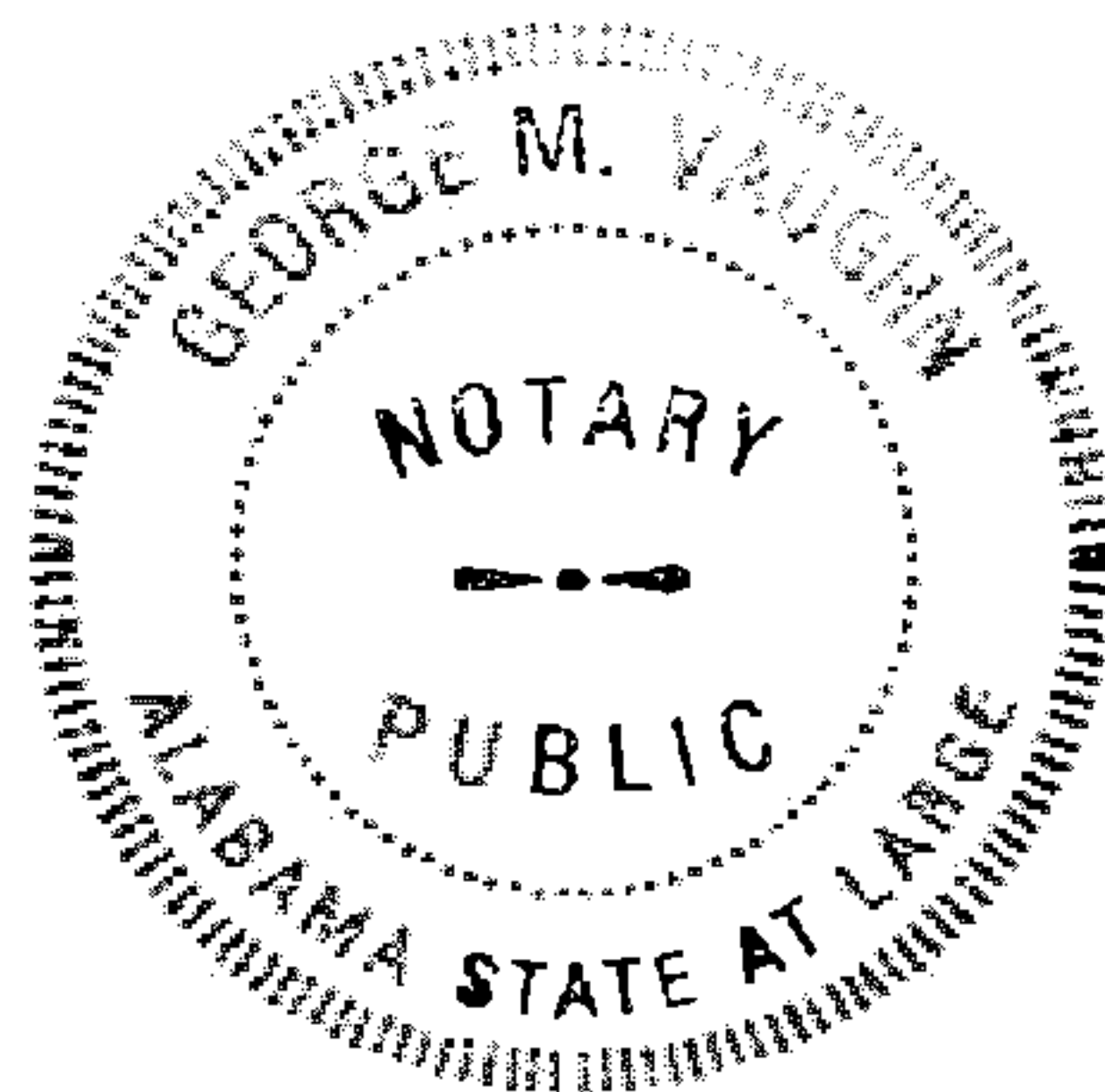
Notary Public

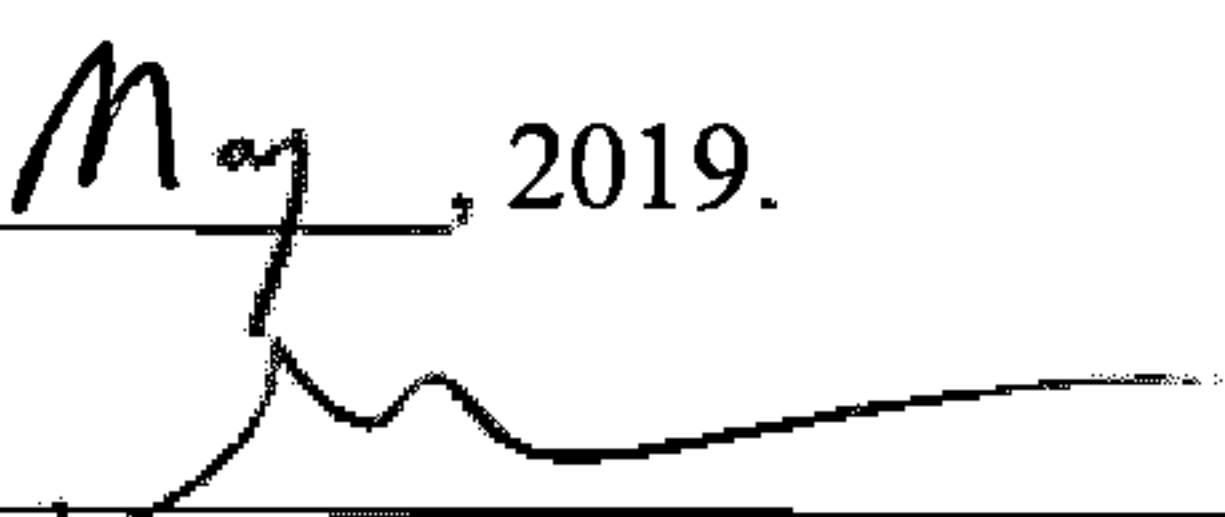
My Commission Expires: 9/18/2021

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, SARAH DOZIER, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2019.





Notary Public

My Commission Expires: 9/18/2021

Real Estate Sales Validation Form

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

Grantor's Name Scarb Dorice
 Mailing Address 416 George Vaughn
100 Old Town Road Ste 105
Birmingham AL 35216

Grantee's Name Maria Teresa Quintan Cervante
 Mailing Address 3420 Wildewood Drive
Pelham AL 35124

Property Address 3420 Wildewood Drive
Pelham AL 35124

Date of Sale 5/24/2019
 Total Purchase Price \$ 133,000

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 5/24/2019

Unattested

(verified by)

Print George M Vaughn

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/24/2019 11:26:51 AM
 \$34.50 CHERRY
 20190524000178860

Allen S. Bayl