

Send Tax Notice To & This Instrument Prepared By:
Oswald Alessandro Quintana Barrios
527 Sugarberry Drive
Maylene, AL 35114

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Thirty Thousand Dollars (\$30,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I or we, **Jennifer Patsios Styles Veitch, an unmarried woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Oswald Alessandro Quintana Barrios**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

The grantor herein, Jennifer Patsios Styles Veitch, is one and the same person as Jennifer P. Styles and Jennifer Patsios Styles.

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

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **22nd day of May, 2019.**

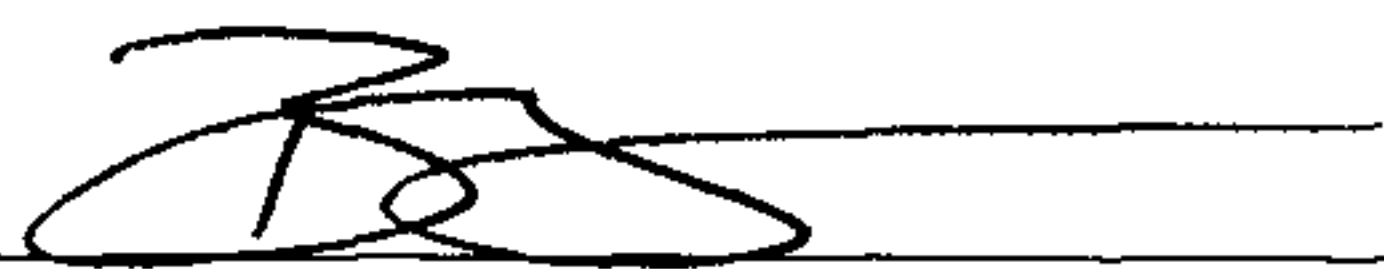


Jennifer Patsios Styles Veitch (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

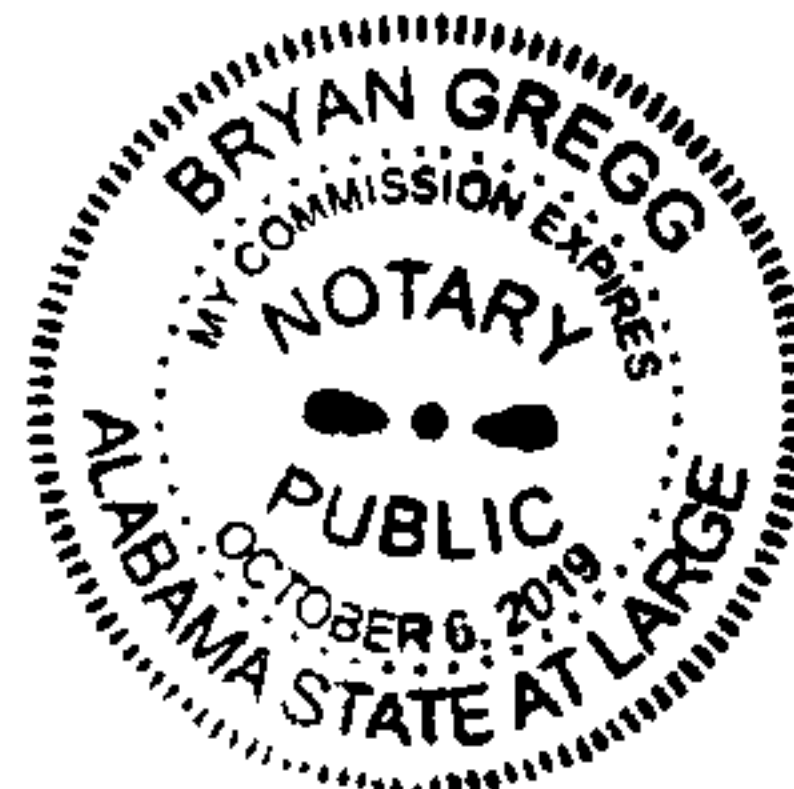
I, **Bryan Gregg**, a Notary Public, in and for said County in said State, hereby certify that **Jennifer Patsios Styles Veitch**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this **22nd day of May, 2019.**



Notary Public

My Commission Expires: **10-6-2019**





20190530000185710 1/3 \$52.00
Shelby Cnty Judge of Probate, AL
05/30/2019 09:42:56 AM FILED/CERT

Exhibit "A" Legal Description

Lot 42, according to the map or plat of Stoney Meadows Subdivision, Phase 1, as recorded in Map Book 36, Page 107, in the Probate Office of Shelby County, Alabama; together with the Affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision, Phase 1, recorded March 23, 2006 at Instrument Number 20060323000138000 in the Probate Office of Shelby County, Alabama.

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



20190530000185710 2/3 \$52.00
Shelby Cnty Judge of Probate, AL
05/30/2019 09:42:56 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 Jennifer Patsios Styles Veitch
Mailing Address 124 Summer Hill Drive
Alabaster, AL 35007

Grantee's Name Oswald Alessandro Quintana Barrios
Mailing Address 527 Sugarberry Drive
Maylene, AL 35114

Property Address 604 Hidden Brook Trail
Maylene, AL 35114

Date of Sale May 22, 2019
Total Purchase Price \$ 30,000.00

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 5-22-19

Print Oswald Alessandro Quintana Barrios

Unattested Bryan Gregg
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20190530000185710 3/3 \$52.00
Shelby Cnty Judge of Probate, AL
05/30/2019 09:42:56 AM FILED/CERT