

20190604000191740
06/04/2019 12:17:22 PM
DEEDS 1/4

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1086294

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13 8 34 3 004 043.000

GENERAL WARRANTY DEED

Tony Piedra and Megan Piedra, husband and wife, hereinafter grantors, whose tax-mailing address is **608 Hidden Brook Trail Maylene, AL 35114**, for \$185,000.00 (One Hundred Eighty Five Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Andrea Craig**, hereinafter grantee, whose tax mailing address is **608 Hidden Brook Trail Maylene, AL 35114**, the following real property:


SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

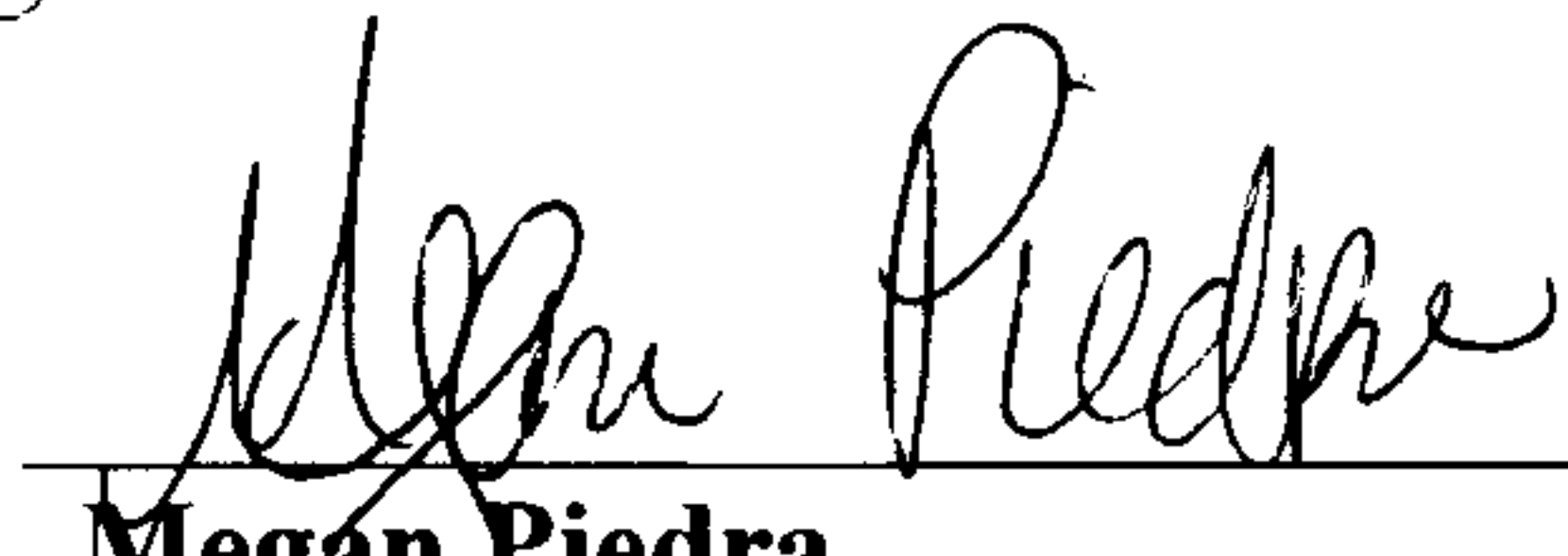
Prior instrument reference: **20070216000073140** recorded on **02/15/2007**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on May 31, 2019:


Tony Piedra

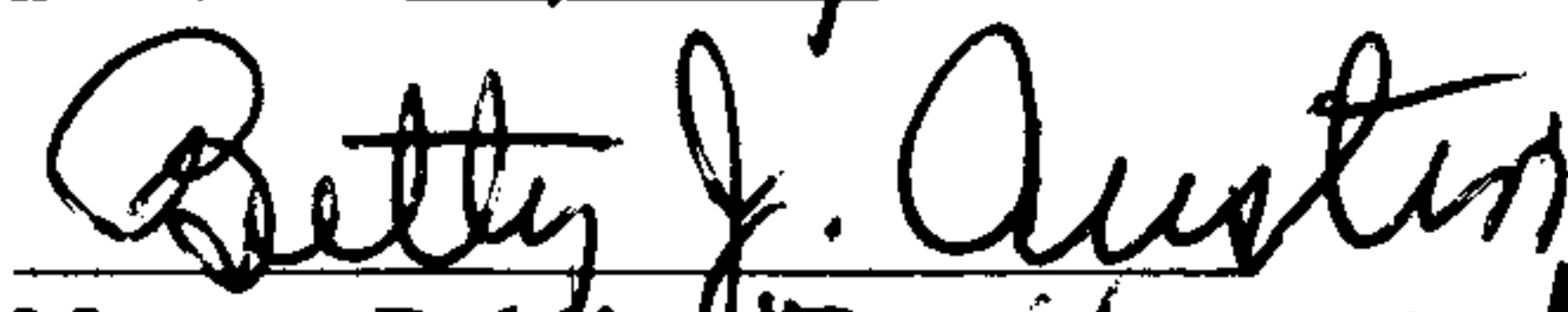

Megan Piedra

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Tony Piedra** and **Megan Piedra** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date 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 an official seal this 31 day of May, 2019

My Commission Expires
July 10, 2019


Notary Public Betty J. Austin

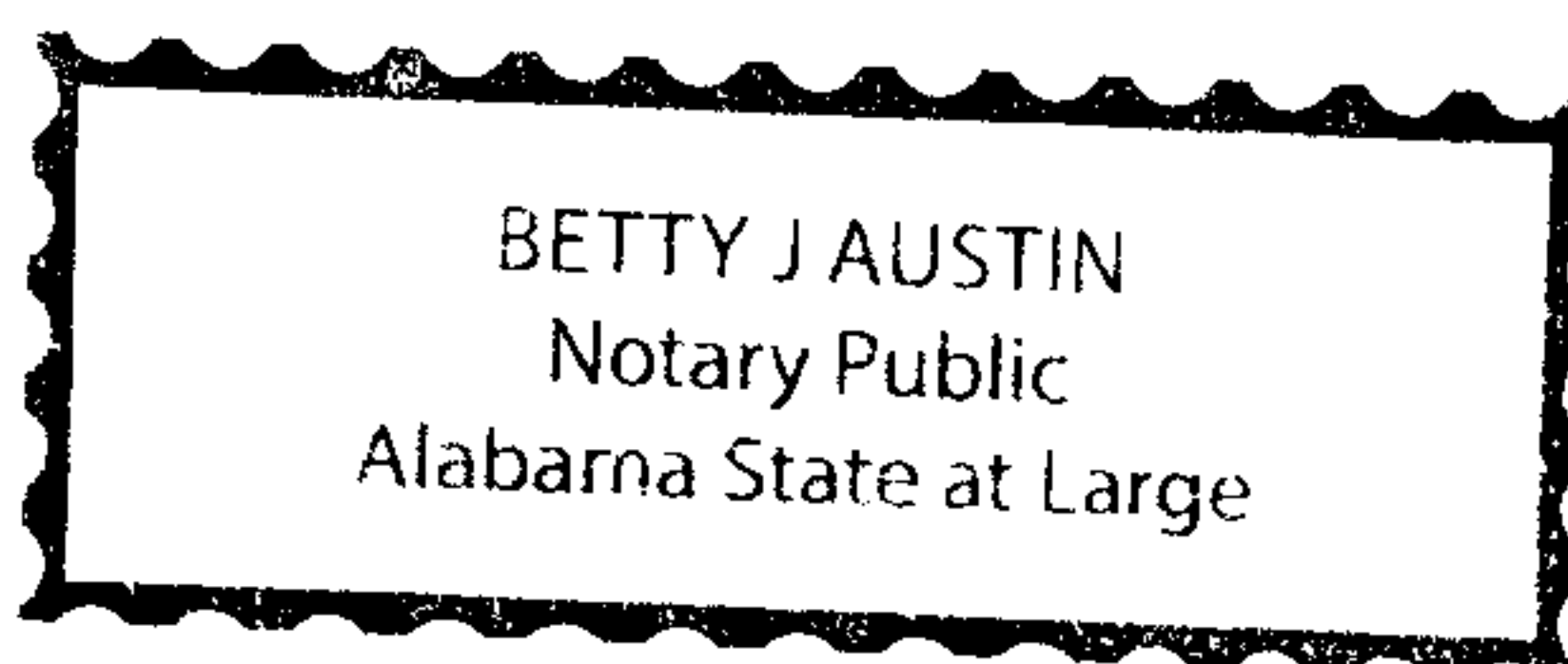


Exhibit A

File No.: 1086294

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows:

Lot 43, according to the map of plat of Stoney Meadows Subdivision, Phase 1, as recorded in Map Book 36, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama, and also the Affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision, Phase 1, as recorded March 23, 2006 as Document 20060323000138000.

Tax ID: 13 8 34 3 004 043.000

Real Estate Sales Validation Form

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

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Grantor's Name Tony Piedra and Megan Piedra
Mailing Address 608 Hidden Brook Trail Maylene,
AL 35114

Grantee's Name Andrea Craig
Mailing Address 608 Hidden Brook Trail
Maylene, AL 35114

Property Address 608 Hidden Brook Trail Maylene,
AL 35114

Date of Sale 05/31/2019
Total Purchase Price 185,000.00
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 5/31/19

Print Andrea Craig

Sign Andrea Craig

Unattested

(verified by)

(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
06/04/2019 12:17:22 PM
\$209.00 CHERRY
20190604000191740

Allen S. Byrd