

Prepared by:
Chesley P. Payne
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20195158

Send Tax Notice To:
Rigoberto Jimenez
1780 Dana Pl.
Montevallo, AL 35115

CORPORATION WARRANTY DEED

State of Alabama

}

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eighty Nine Thousand Nine Hundred Dollars and No Cents (\$89,900.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Werner H. Beiersdoerfer and Michael Kenneth Flowers, as Trustees of The Sanctuary Trust for Shelby County, dated January 31, 2008** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Rigoberto Jimenez (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Ripple Creek Estates, Phase 2, First Addition, as recorded in Map Book 14, Page 39, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

Note: \$79,900.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by Werner H. Beiersdoerfer and Michael Kenneth Flowers , as Trustee and Trustee who are Authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May, 2019.

The Sanctuary Tust for Shelby County,
dated January 31, 2008

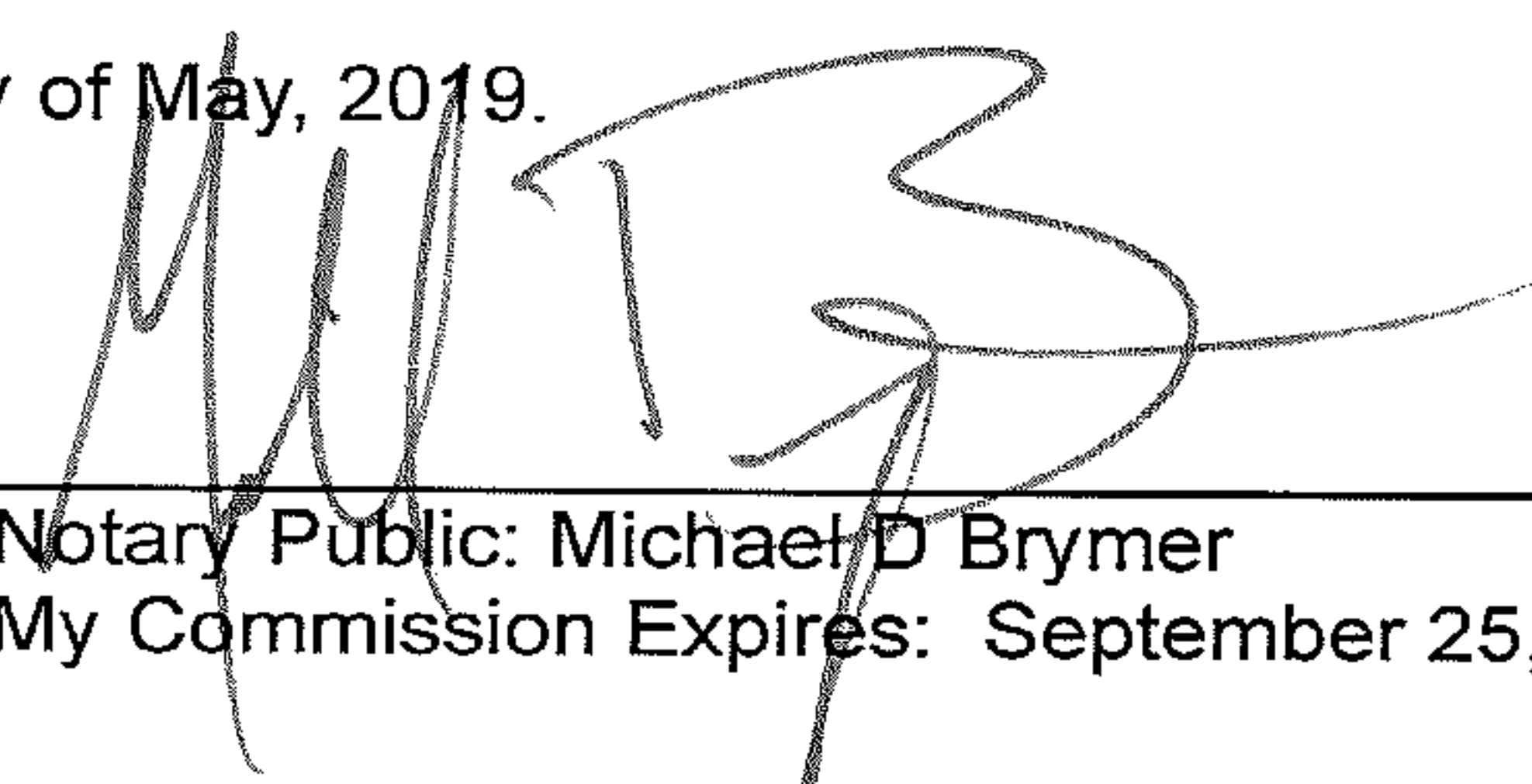
By 
Werner H. Beiersdoerfer, its Trustee

By 
Michael Kenneth Flowers, its Trustee

State of Alabama
County of Jefferson

I, Michael D Brymer a Notary Public in and for said County in said State, hereby certify that Werner H. Beiersdoerfer and Michael Kenneth Flowers, whose names as Trustee and Trustee of Werner H. Beiersdoerfer and Michael Kenneth Flowers, as Trustees of The Sanctuary Trust for Shelby County, dated January 31, 2008The Sanctuary Trust for Shelby County , dated January 31, 2008 a , is 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, they as such officers and with full authority executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 31st day of May, 2019.


Notary Public: Michael D Brymer
My Commission Expires: September 25, 2019

Real Estate Sales Validation Form

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

Grantor's Name	Werner H. Beiersdoerfer and Michael Kenneth Flowers, as Trustees of The Sanctuary Trust for Shelby County, dated January 31, 2008	Grantee's Name	Rigoberto Jimenez
Mailing Address	101 Carrington Lane Suite 100 Calera, AL 35040	Mailing Address	1780 Dana Pl. Montevallo, AL 35115
Property Address	1780 Dana Pl. Montevallo, AL 35115	Date of Sale	May 31, 2019
		Total Purchase Price	\$89,900.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 of 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 May 30, 2019

Print Werner H. Beiersdoerfer and Michael Kenneth Flowers, as Trustees of The Sanctuary Trust for Shelby County, dated January 31, 2008

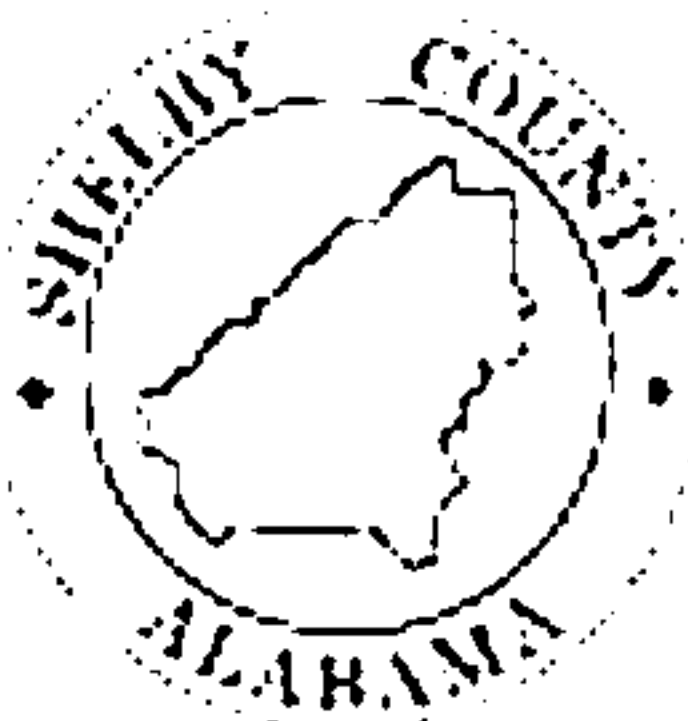
By Werner H. Beiersdoerfer
Werner H. Beiersdoerfer, Trustee

By: _____
Michael Kenneth Flowers, Trustee

Sign Michael Kenneth Flowers
(Grantor/Grantee/Owner/Agent) circle one

Unattested

Michael Kenneth Flowers
(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/05/2019 08:31:55 AM
\$29.00 CHARITY
20190605000193250

Allen S. Bayl