

**This instrument prepared by:**  
Amye von Seebach  
300 Office Park Drive  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Geovanni Torres Orellana and Rosa  
Palensia Cardoso  
142 Highview Cove  
Pelham, AL 35124

**WARRANTY DEED**

**20190624000222870**  
**06/24/2019 11:15:56 AM**  
**DEEDS 1/3**

**STATE OF ALABAMA**

)

**SHELBY COUNTY**

)

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of One Hundred Ninety-Three Thousand And No/100 Dollars (\$193,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Charles A. Bruno, II, a single person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Geovanni Torres Orellana and Rosa Palensia Cardoso (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lots 169 and 170, according to the Final Plat of High Ridge Village, Phase 8, as recorded in Map Book 33, Page 105, 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.

Subject to a third party mortgage in the amount of \$187,210.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 21 day of June, 2019.

  
Charles A. Bruno, II

STATE OF ALABAMA  
COUNTY OF JEFFERSON

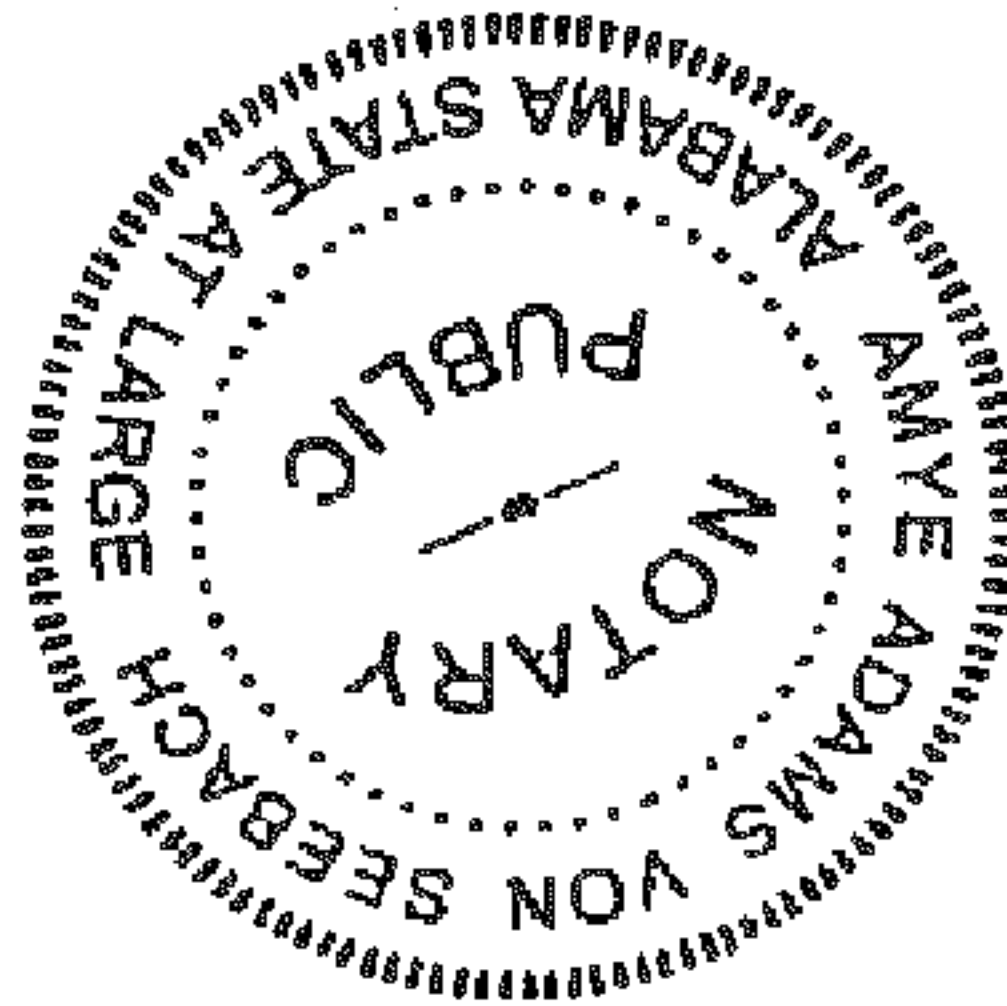
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles A. Bruno, II whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they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

Given under my hand and official seal on this 21 day of June, 2019.

  
Notary Public

My commission expires:

My Commission Expires  
June 17, 2021



20190624000222870 06/24/2019 11:15:56 AM DEEDS 2/3

**Real Estate Sales Validation Form**  
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Charles A. Bruno, II  
 Mailing Address 142 Highview Cove  
 Pelham, AL 35124

Grantee's Name Geovanni Torres Orellana and Rosa  
 Palensia Cardosa  
 Mailing Address 142 Highview Cove  
 Pelham, AL 35124

Property Address 142 Highview Cove  
 Pelham, AL 35124

Date of Sale June 21, 2019  
 Total Purchase Price \$193,000.00  
 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

☐ 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 - Charles A. Bruno, II, 142 Highview Cove, Pelham, AL 35124.

Grantee's name and mailing address - Geovanni Torres Orellana and Rosa Palensia Cardosa, 142 Highview  
 Cove, Pelham, AL 35124.

Property address - 142 Highview Cove, Pelham, AL 35124

Date of Sale - June 21, 2019.

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: June 21, 2019

Sign \_\_\_\_\_

Agent



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/24/2019 11:15:56 AM  
 \$27.00 CHARITY  
 20190624000222870

*Allen S. Boyd*