

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Carly Parker Gonzalez  
5203 Roy Drive  
Helena, AL 35080

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **ENRIQUE GONZALEZ-PEREZ and LAURA M. GONZALEZ, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **CARLY PARKER GONZALEZ** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence run West along the South line of said quarter-quarter section a distance of 254.65 feet to a point on the North right of way line of Smokey Road (70 minutes right of way); thence turn an angle of 9°42'05" to the right and run along said right of way line a distance of 238.54 feet; thence turn an angle of 74°19'50" to the right and run North a distance of 200.57 feet to the point of beginning; thence turn an angle of 80°45'36" to the left and run West a distance of 48.17 feet to an old iron; thence continue along the last described course 170.06 feet to a point on the Eastern right of way line of a County Road; thence turn an angle of 78°48'32" to the right and run North along the Eastern right of way line of Said County Road 982.30 feet to an old iron; thence turn an angle of 98°08'18" to the right and run East a distance of 172.70 feet to a point; thence turn an angle of 82°25'39" to the right and run South a distance of 781.28 feet to a point; thence turn an angle of 72°58'17" to the left and run Southeast a distance of 60.51 feet; thence turn an angle of 74°21'25" and run South a distance of 200.79 feet to the point of beginning.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantors herein.**

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise stated 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 18 day of July, 2019.

Enrique Gonzalez Perez  
ENRIQUE GONZALEZ-PEREZ

Laura M Gonzalez  
LAURA M. GONZALEZ

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Tisha Dawn Eichelberger, a Notary Public in and for said County, in said State, hereby certify that **ENRIQUE GONZALEZ-PEREZ and LAURA M. GONZALEZ**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of July, 2019.

TISHA DAWN EICHELBERGER  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 19, 2020

Tisha Dawn Eichelberger  
Notary Public  
My Commission Expires: 10-19-2020

Real Estate Sales Validation Form

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

Grantor's Name Enrique Gonzalez-Perez  
Mailing Address and Laura M. Gonzalez  
132 Cedar Cove Drive  
Pelham, AL 35124

Grantee's Name Carly Parker Gonzalez  
Mailing Address 5203 Roy Drive  
Helena, AL 35080

Property Address Robinson Drive  
Alabaster, AL 35007

Date of Sale 7/ /2019  
Total Purchase Price \$  
Or  
Actual Value \$  
Or  
Assessor's Market Value \$ 75,800.00

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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 X Other TAX ASSESSOR'S VALUE UNDER  
Closing Statement PARCEL 23-6-14-4-001-013.000

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).

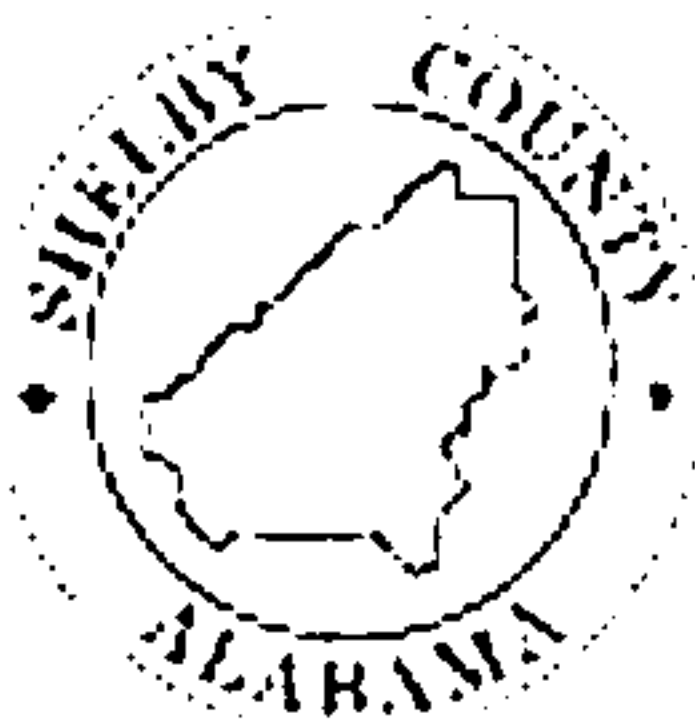
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/18/19

Print Laura M Gonzalez

Unattested (verified by)

Sign Laura M Gonzalez  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/24/2019 12:20:26 PM  
\$94.00 CHERRY  
20190724000263520

Form RT-1

Alvin S. Boyd