



20190801000276540 1/3 \$190.50  
Shelby Cnty Judge of Probate, AL  
08/01/2019 12:36:03 PM FILED/CERT

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

Shelby County, AL 08/01/2019  
State of Alabama  
Deed Tax: \$169.50

WHEN RECORDED RETURN TO:  
FLOR MARIA APONTE RONCAL  
790 FORREST LAKES DRIVE  
STERRETT, Alabama, 35154

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### **SPECIAL WARRANTY DEED**

THE GRANTOR(S),

- ALEJANDRO PLATA ROA, a single person, for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and specially warrants to the GRANTEE(S):
- FLOR MARIA APONTE RONCAL County, SHELBY, AL,

the following described real estate, situated in 790 FOREST LAKES DRIVE, in the County of SHELBY, State of Alabama:

(legal description): LOT 415 ACCOURDING TO THE SURVEY OF FOREST LAKES AS RECORDED IN MAP BOOK 34, PAGE 122A ON THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title against Grantors acts and none other unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 09 5 21 0 000 001.389

Deed Drafted By: JUAN SILVESTRE



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Alexandro Adon Roca

**Grantor Signatures:**

DATED: 7-25-2019

790 Forrest Lakes Drive  
Stevett, AL 35154

STATE OF Alabama, COUNTY OF SHELBY, ss:

Juan Silvestre  
Notary Public

\_\_\_\_\_  
Title (and Rank)

My commission expires MY COMMISSION EXPIRES  
AUG. 8, 2022

# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Alejandro Plata Roa  
790 Forrest Lakes Drive  
Sterrett, AL 35154

Grantee's Name  
Mailing Address

Flor Maria Aponte Ronda  
790 Forrest Lakes Drive  
Sterrett, AL 35154

Property Address

790 Forrest Lakes Drive  
Sterrett AL 35154

Date of Sale

Total Purchase Price \$

169,420

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 8/01/19

Print

Sign

Unattested

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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