

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Viviana Mercedes Castro Cintron
257 Rocky Ridge Drive
Helena, Alabama 35080

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$179,900.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Rebecca Ann Conner as Trustee for the Rebecca Conner Living Trust dated November 30, 2017

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Viviana Mercedes Castro Cintron

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 31, according to the Survey of Rocky Ridge Phase 2, as recorded in Map Book 27, Page 16, in the Probate Office of Shelby County, Alabama

\$174,503.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2019 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, **her** heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **31st day of July, 2019.**

Rebecca Conner Living Trust dated November 30, 2017

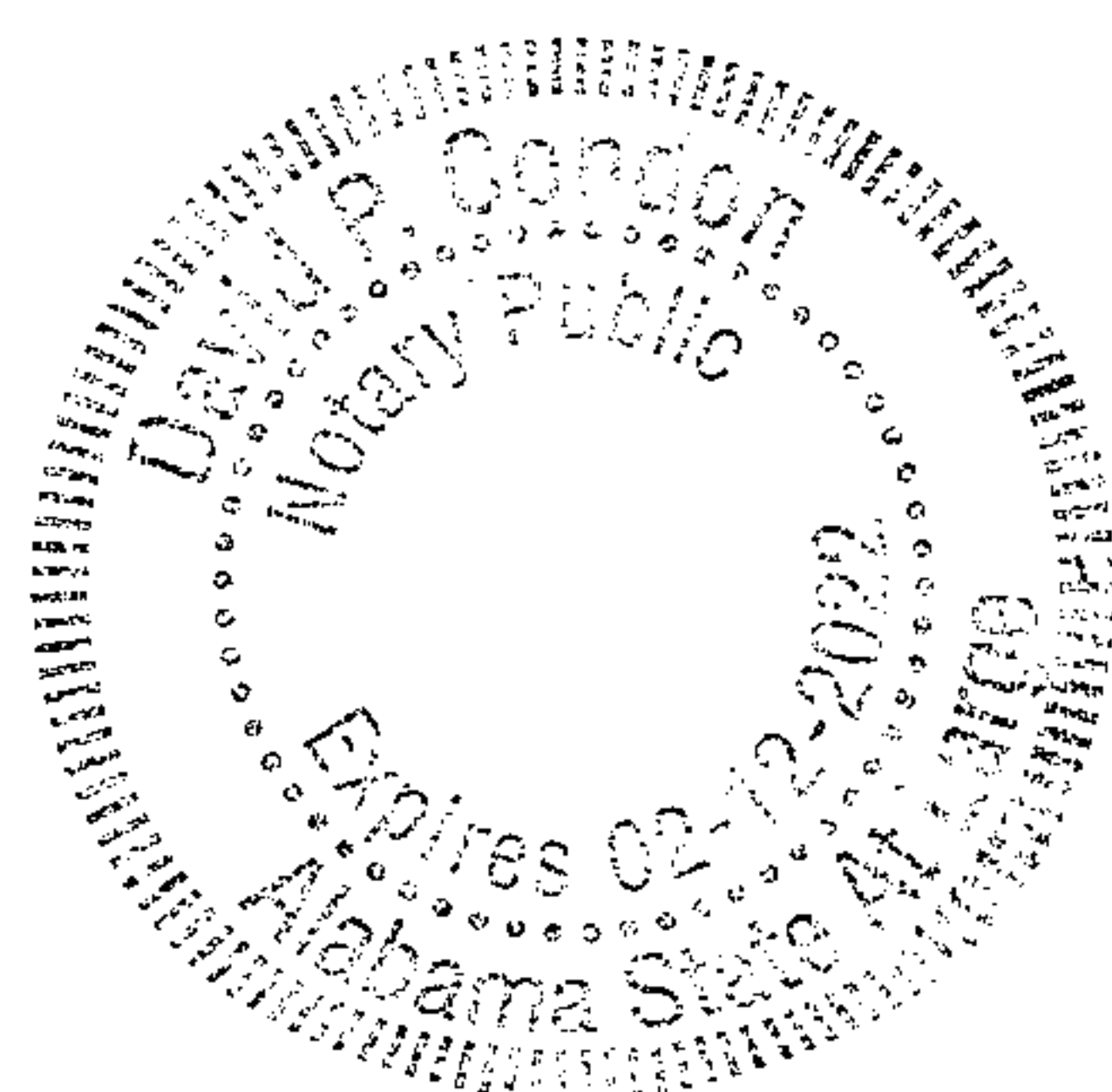
BY: _____

Rebecca Ann Conner (Seal)
Rebecca Ann Conner
ITS: Trustee

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Rebecca Ann Conner as Trustee of Rebecca Conner Living Trust dated November 30, 2017** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such **Trustee**, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **31st day of July, 2019.**



David P. Condon

Notary Public: David P. Condon
My Commission Expires: 02/12/2022

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: Rebecca Conner Living Trust Date of Sale: July 31st, 2019

Mailing Address: 257 Rocky Ridge Drive

Helena, Alabama, 35080

Total Purchase Price: \$179,900.00

Or

Property Address: 257 Rocky Ridge Drive

Helena, Alabama, 35080

Actual Value: \$

Or

Assessor's Market Value: \$

Grantee Name: Viviana Mercedes Castro Cintron

Mailing Address: purchasers add

purchasers city, purchasers state, purchaser zip

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

XX 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 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 Section 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 Section 40-22-1 (h)

Date: July 31st, 2019

Print:

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/08/2019 12:08:01 PM
\$23.50 CHERRY
20190808000286690

Alvin S. Bayl