

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Theresa G. Evans

2612 Tahiti Terrace
Alabaster, AL 35007

20190821000307220
08/21/2019 03:11:26 PM
DEEDS 1/3

STATE OF ALABAMA)
 GENERAL WARRANTY DEED
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Nine Thousand and NO/100 (\$209,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **A & LR Properties LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Theresa G. Evans** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 25, in Block 5, according to the Survey of Southwind, Fourth Sector, as recorded in Map Book 7, page 97, in the Office of Judge of Probate of Shelby County, Alabama.

Property Address is 2612 Tahiti Terrace, Alabaster, AL 35007.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$205,214.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

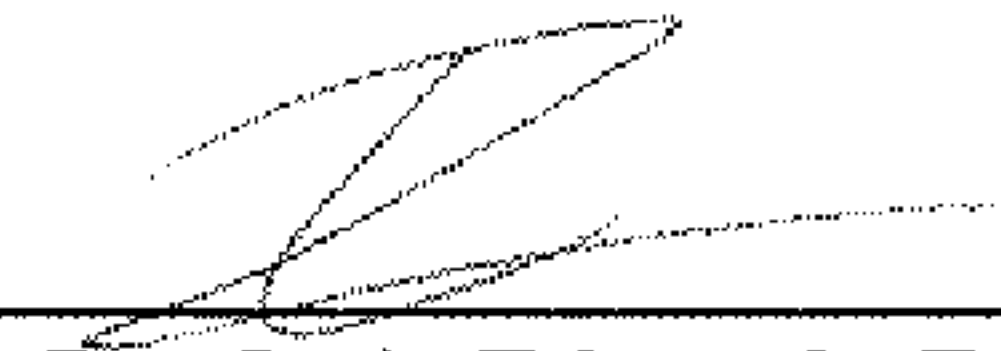
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 19th day of August, 2019.

A & LR Properties LLC



By: Addhanari Lilibeth Orozco Cruz
Its Manager



By: Luis Eduardo Rodriguez Martinez
Its Manager

State of ALABAMA
Jefferson County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Addhanari Lilibeth Orozco Cruz and Luis Eduardo Rodriguez Martinez** whose names as **Managers of A & LR Properties LLC**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents, they as such **officers** and with such authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 19th day of August, 2019.



Notary Public

My Commission Expires: March 14, 2020

ALAN CROCKER KEITH
Notary Public, Alabama State at Large
My Commission Expires March 14, 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 A & LR Properties LLC
Mailing Address 2004 Butler Road
Alabaster, AL 35007

Grantee's Name Theresa G. Evans
Mailing Address 2612 Tahiti Terrace
Alabaster, AL 35007

Property Address 2612 Tahiti Terrace
Alabaster, AL 35007

Date of Sale 08/19/2019
Total Purchase Price \$ 209000.00
or
Actual Value \$

20190821000307220 08/21/2019 03:11:26 PM DEEDS 3/3 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 8/21/19

Print Jeff W. Parmer

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/21/2019 03:11:26 PM
\$25.00 CHERRY
20190821000307220

Handwritten signature/initials

Form RT-1