

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Vestavia Hills, AL 35216

SEND TAX NOTICE TO:
FIDEL LOPEZ LOPEZ
6283 HWY 119
MONTEVALLO, AL 35115

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, MARIE Y. GORDON, an unmarried person, (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto FIDEL LOPEZ LOPEZ AND YESENIA MARTINEZ SERRANO (herein referred to as “Grantees”), as Joint Tenants, with right of survivorship, all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

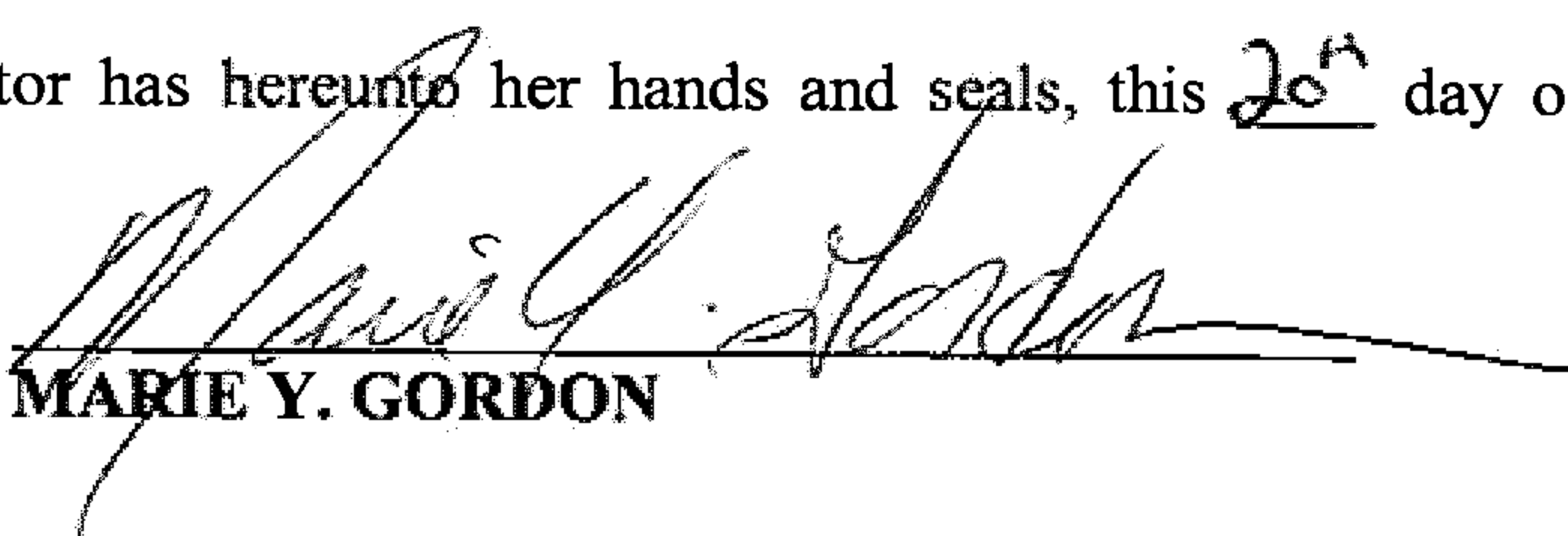
\$80,000 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

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.

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

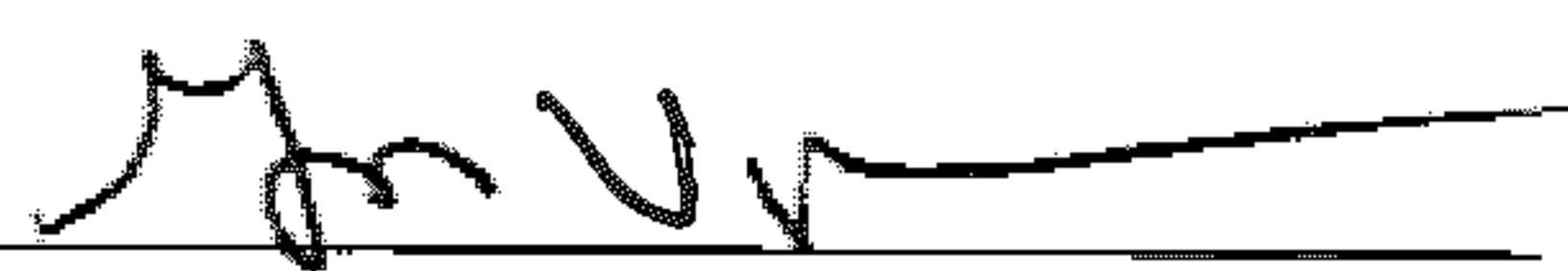
IN WITNESS WHEREOF, the Grantor has hereunto her hands and seals, this 20th day of SEPTEMBER, 2019.


MARIE Y. GORDON

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, MARIE Y. GORDON, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of SEPTEMBER, 2019.



Notary Public

My Commission Expires: 9/18/2021

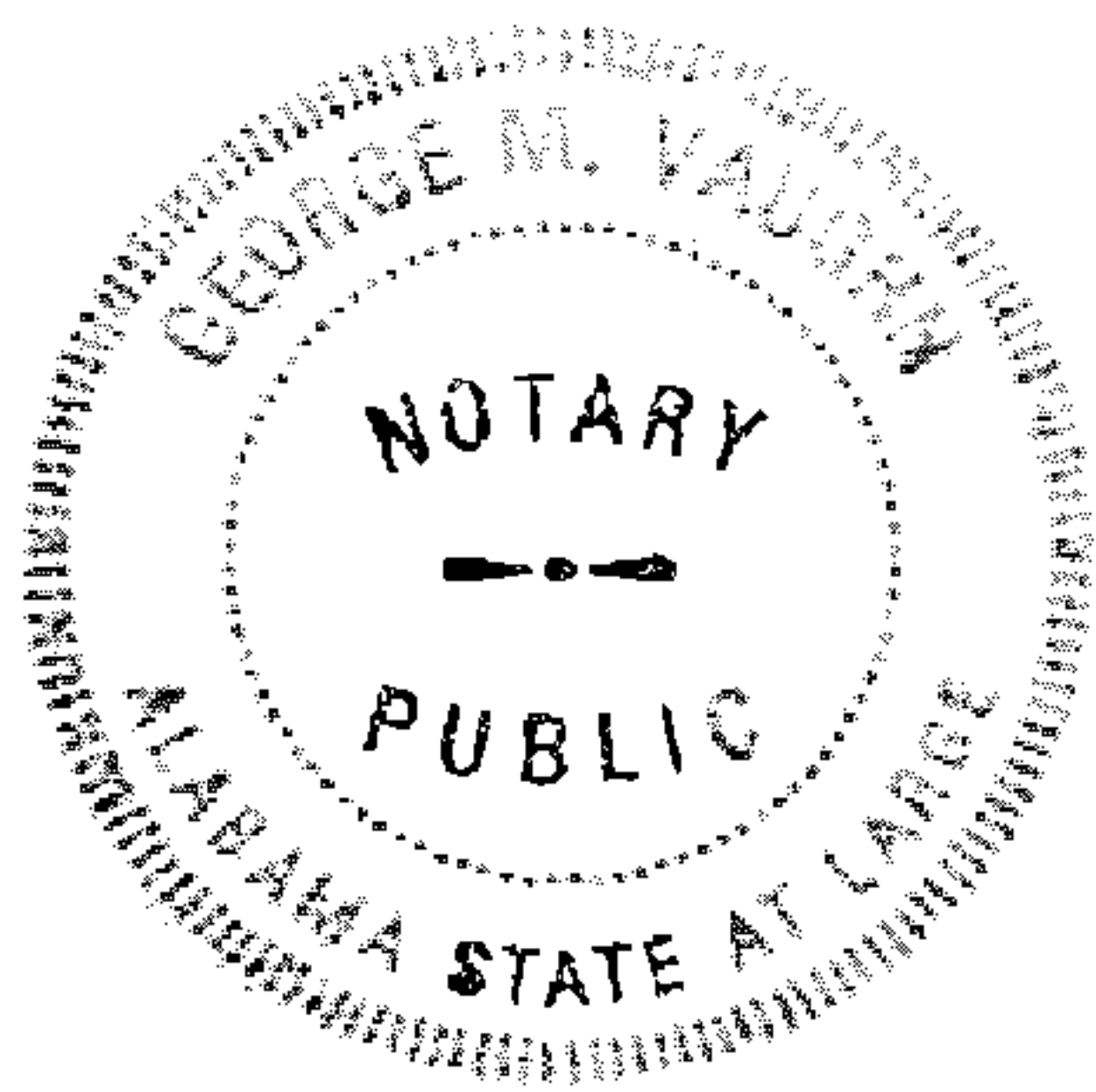


EXHIBIT A**LEGAL DESCRIPTION**

A lot in the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 26, Township 21, Range 3 West, more particularly described as follows: Commence at a point where the South boundary of the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 26, Township 21, Range 3 West intersects the West right of way line of the State of Alabama Highway No. 119, and run thence Northerly along the West boundary of said right of way 220 feet to a point; thence West and parallel with the South boundary of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ 230 feet to a point; thence Southerly and parallel with the West boundary of said right of way 220 feet to the South boundary of the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 26, Township 21, Range 3 West; thence Easterly along said boundary 230 feet to a point of beginning.

Subject to 60 foot easement for ingress and egress along the South line of the above described property.

LESS AND EXCEPT the following described property being a portion of the property described and conveyed in deed recorded in Deed Book 316, Page 71, in the Probate Office of Shelby County, Alabama.

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 26, Township 21 South, Range 3 West; thence run east along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 820.50 feet to a point on the West right of way line of State Highway No. 119; thence run in a Southerly direction along the West right of way line of said highway a distance of 439.34 feet to the point of beginning of the property herein described; thence turn an angle of 92 deg. 15 min. 16 sec. to the right and run 230.00 feet along the South line of the property previously conveyed to William E. Ward and Judith Ward; thence turn left and run parallel with the West boundary of said right of way a distance of 10 feet to a point; thence run in an Easterly direction, parallel to the South line of the property conveyed to William E. Ward and Judith Ward a distance of 230.00 feet to a point on the West right of way line of State Highway No. 119; thence run in a Northerly direction along said West right of way line a distance of 10 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Marie Y. Gordon
 Mailing Address c/o Gary Vaughn
100 Old Towne Road Ste 105
Birmingham AL 35216

Grantee's Name Fidel Lopez Lopez
 Mailing Address 6283 Hwy 119
Montevalle AL 35115

Property Address 6283 Hwy 119
Montevalle AL 35115

Date of Sale 9/20/2019
 Total Purchase Price \$ 125,000
 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 9/20/2019

Unattested

(verified by)

Print George M. Vaughn

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/20/2019 03:36:24 PM
 \$76.00 CATHY
 20190920000346280

Allen S. Bayl