

THIS DEED WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
JOSUE DANIEL TORRES GONZALEZ
2008 KING ARTHUR CIRCLE
ALABASTER, ALABAMA 35007

WARRANTY DEED



20191007000368940 1/3 \$154.50
Shelby Cnty Judge of Probate, AL
10/07/2019 02:17:58 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

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 whereof is acknowledged we, FIDEL TORRES and wife, ROSELIA GONZALEZ, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto JOSUE DANIEL TORRES GONZALEZ, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 16 A according to the Survey of SPRING GATE SECTOR 1, PHASE 4 as recorded in Map Book 23, Page 134, Shelby County, Alabama Records.

SUBJECT TO:

1. Taxes for the year 2019, which are a lien but not yet due and payable until October 1, 2019.
2. Restrictions, easements and rights of way of record, if any.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2ND day of October, 2019.

Fidel Torres (L.S.)
FIDEL TORRES

Roselia Gonzalez (L.S.)
ROSELIA GONZALEZ

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FIDEL TORRES and wife, ROSELIA 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 the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2ND day of October,
2019.



Notary Public

My Commission Expires: _____ MY COMMISSION EXPIRES:
October 31, 2019



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Grantor's Name:
FIDEL TORRES and wife, ROSELIA GONZALEZ
Mailing Address:
2008 KING ARTHUR CIRCLE
ALABASTER, ALABAMA 35007

Property Address:
2008 King Arthur Circle
Alabaster, AL 35007

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

Grantee's name:
JOSUE DANIEL TORRES GONZALEZ
Mailing Address:
2008 KING ARTHUR CIRCLE
ALABASTER, ALABAMA 35007

Date of Sale: October 2, 2019
Total Purchase Price: \$

or
Actual Value
or
Assessor's Market Value \$126,100.00

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other Tax Assessment


20191007000368940 3/3 \$154.50
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