

20191022000388700

10/22/2019 11:44:03 AM

DEEDS 1/3

Send tax notice to:
Gilbert Reyes and Larissa Chavez
4911 Altadena South Dr.
Birmingham, AL 35244
PEL1900626

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Forty Eight Thousand and 00/100 Dollars (\$248,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Patricia R. Moore and Paul E. Moore, Wife and Husband**, whose mailing address is: **2195 Forest Lakes Lane, Sterrett, AL 35147** (hereinafter referred to as "Grantors"), by **Gilbert Reyes and Larissa Chavez** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, Block 1, according to Awtrey & Scott's Addition to Altadena South Subdivision, as recorded in Map Book 5, Page 121, amended by Map Book 5, Page 123, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$243,508.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Patricia R. Moore and Paul E. Moore have hereunto set their signature(s) and seal(s) on October 18, 2019.

Patricia R. Moore

Patricia R. Moore

Paul E. Moore by his attorney in fact

Patricia R. Moore

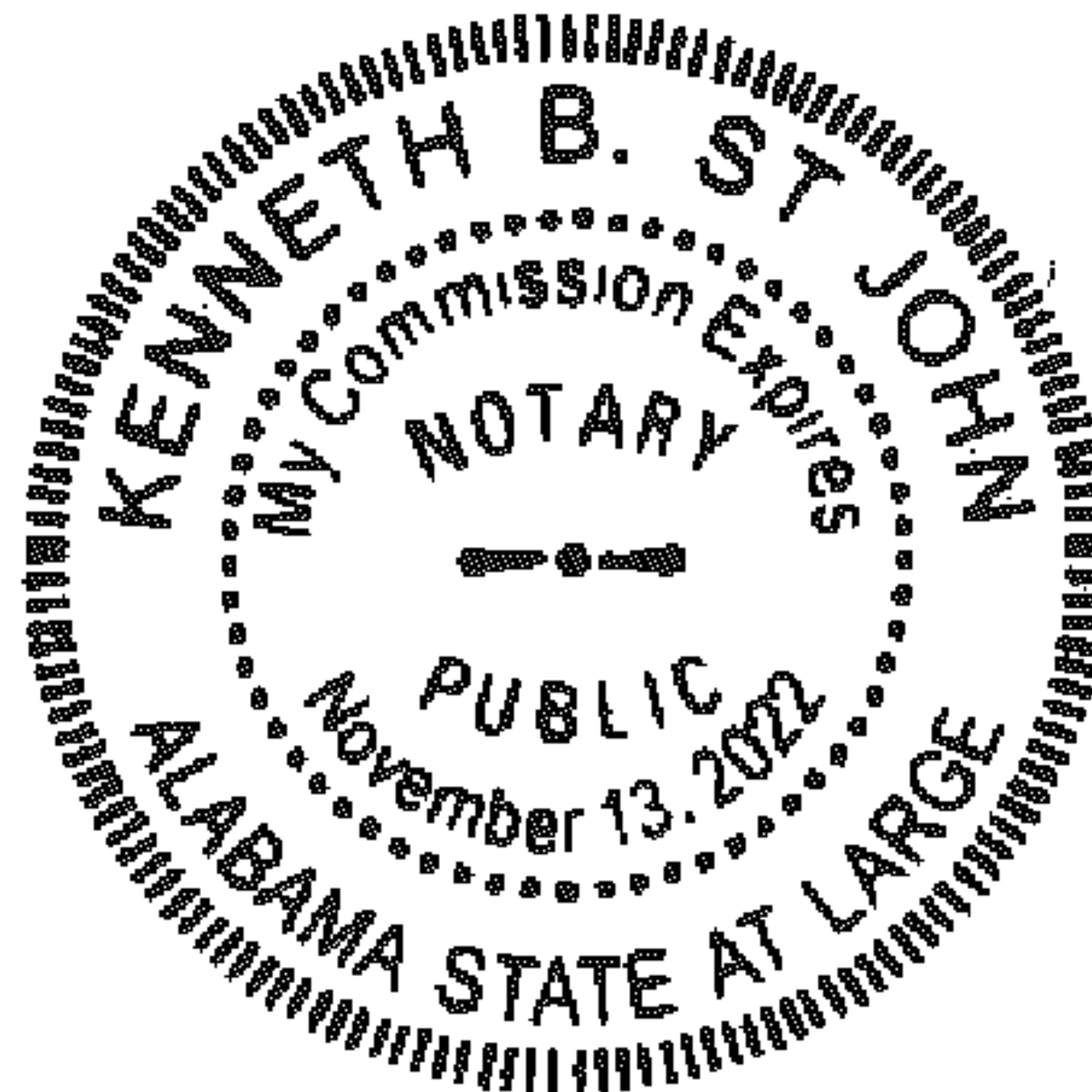
Paul E. Moore, by his attorney in fact,
Patricia R. Moore

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia R. Moore, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of October, 2019.

(NOTARIAL SEAL)



[Signature]

Notary Public

Print Name: *Kenneth B St John*

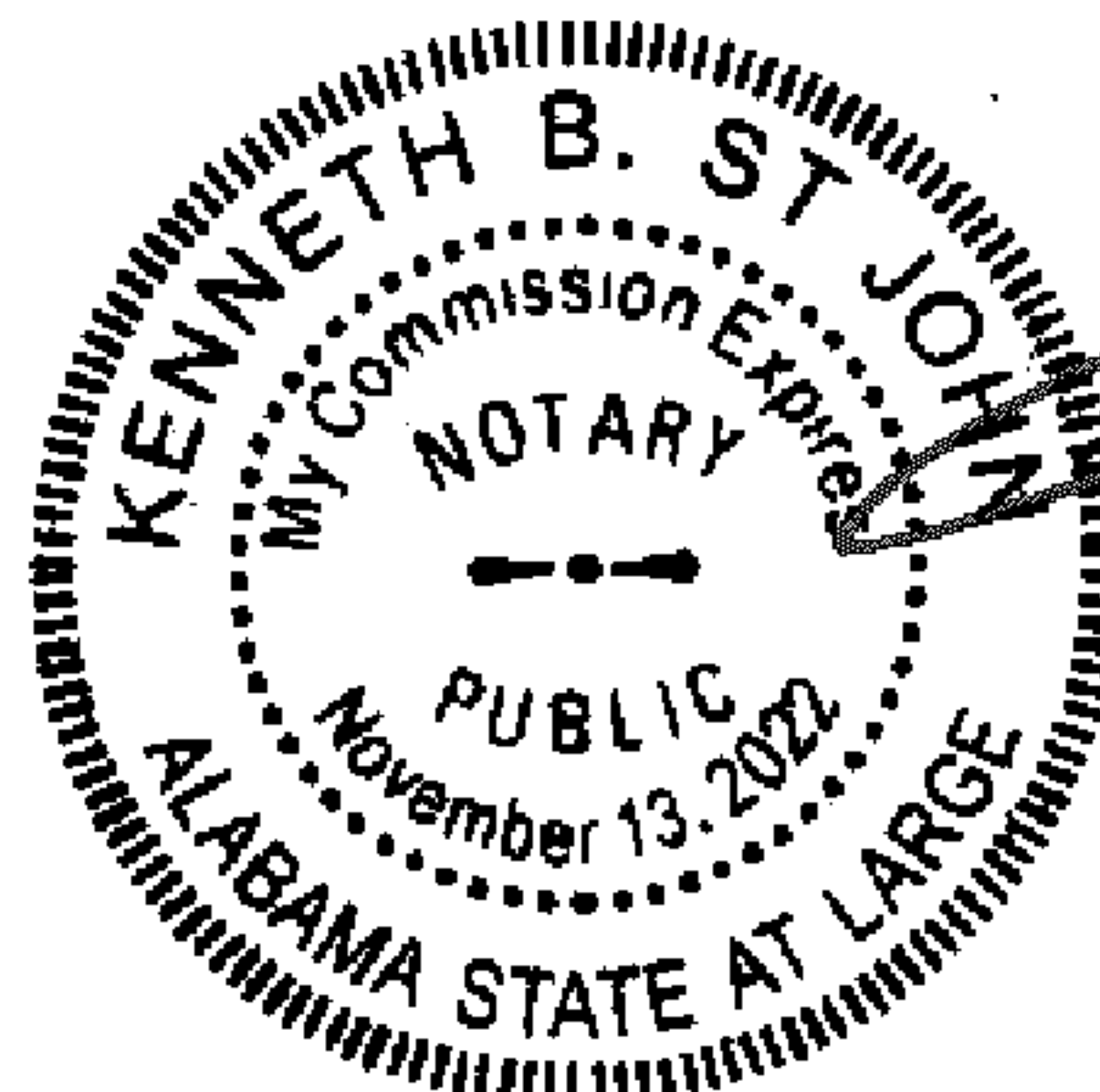
Commission Expires: *11/13/2022*

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia R. Moore, whose name as attorney in fact for Paul E. Moore, a married man, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she in her capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of October, 2019.

(NOTARIAL SEAL)



[Signature]

Notary Public

Print Name: *Kenneth B St John*

Commission Expires: *11/13/2022*

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	<u>Patricia R Moore and Paul E Moore</u>	Grantee's Name	<u>Gilbert Reyes an Larissa Chavez</u>
Mailing Address	<u>2195 Forest Lakes Lane</u>	Mailing Address	<u>4911 Altadena South Dr.</u>
	<u>Storrett AL 626</u>		<u>Birmingham AL 35244</u>
Property Address	<u>4911 Altadena South Dr.</u>	Date of Sale	<u>10/18/2019</u>
	<u>Birmingham AL 35244</u>	Total Purchase Price	<u>\$ 248000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 § 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 10-21-19Print Skyler Murphy

Unattested

Sign

(verified by)

(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
 10/22/2019 11:44:03 AM
 S32.50 CHERRY
 20191022000388700

Allen S. Byrd