

This instrument prepared by:  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Oscar M. Mojica and Guadalupe E Mojica as  
Trustees of the Mojica Family 2016 Trust  
119 Canyon Place  
Pelham, AL 35124

mail:  
5537 Colony Lane  
Hoover, AL 35226

GENERAL WARRANTY DEED

20191029000396660

10/29/2019 10:31:04 AM

DEEDS 1/2

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Twenty Thousand And No/100 Dollars (\$120,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Judith Hutchings Berneske, a single woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Oscar M. Mojica and Guadalupe E Mojica as Trustees of the Mojica Family 2016 Trust (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 27, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

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 grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28 day of October, 20 19.

Judith Hutchings Berneske  
Judith Hutchings Berneske

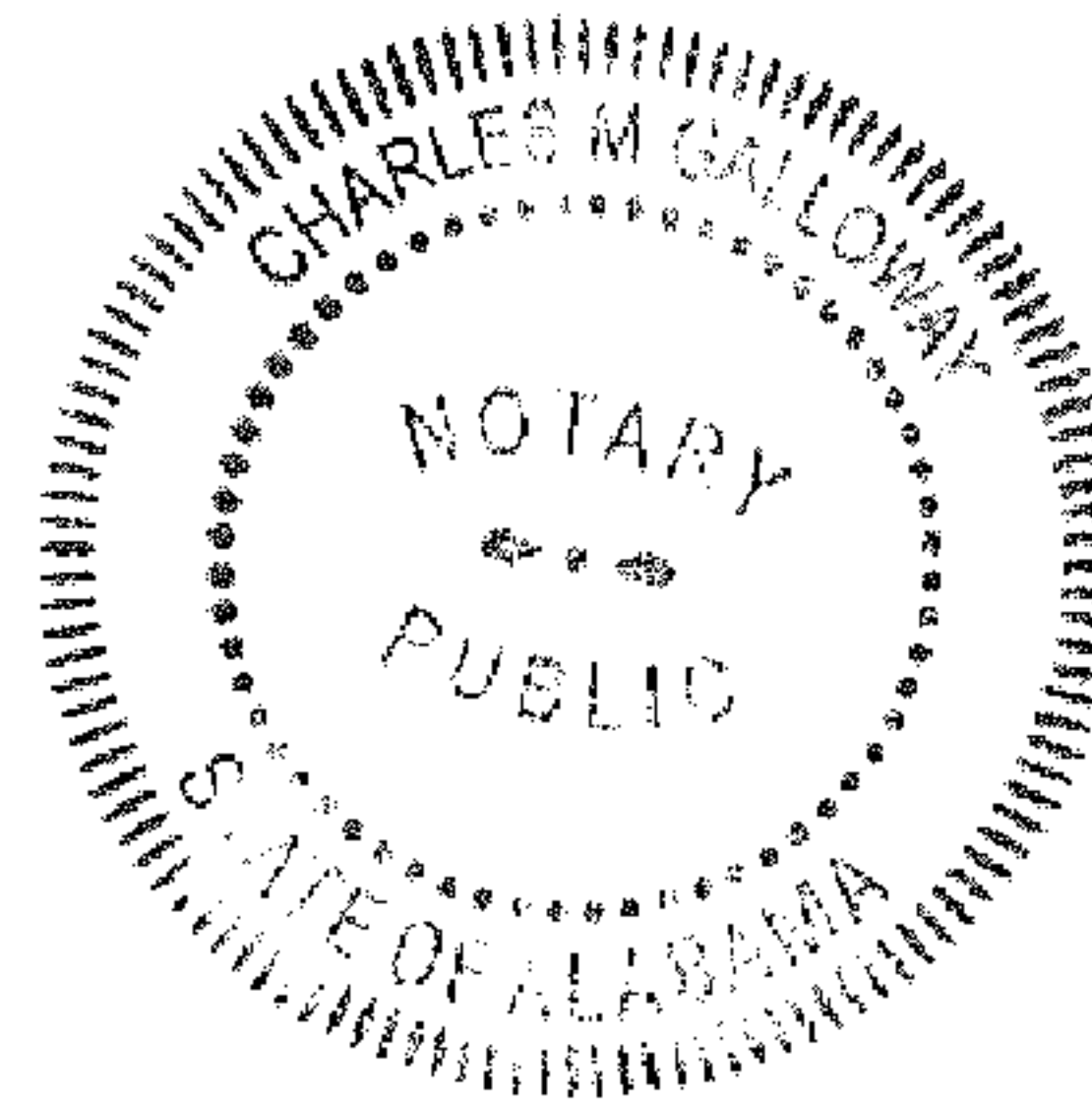
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judith Hutchings Berneske whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 28 day of October, 20 19.

Notary Public

My commission expires: 8-7-2022



## Real Estate Sales Validation Form

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

Grantor's Name Judith Hutchings Berneske

Grantee's Name the Mojica Family 2016 Trust

Mailing Address

119 Canyon Place  
Pelham, AL 35124Mailing Address 119 Canyon Place  
Pelham, AL 35124Property Address 119 Canyon Place  
Pelham, AL 35124

Date of Sale October 28, 2019

Total Purchase Price \$120,000.00

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☐ Appraisal☐ Sales Contract☐ Other:☒ 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 - Judith Hutchings Berneske, , .

Grantee's name and mailing address - the Mojica Family 2016 Trust, 119 Canyon Place, Pelham, AL 35124.

Property address - 119 Canyon Place, Pelham, AL 35124

Date of Sale - October 28, 2019.

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.

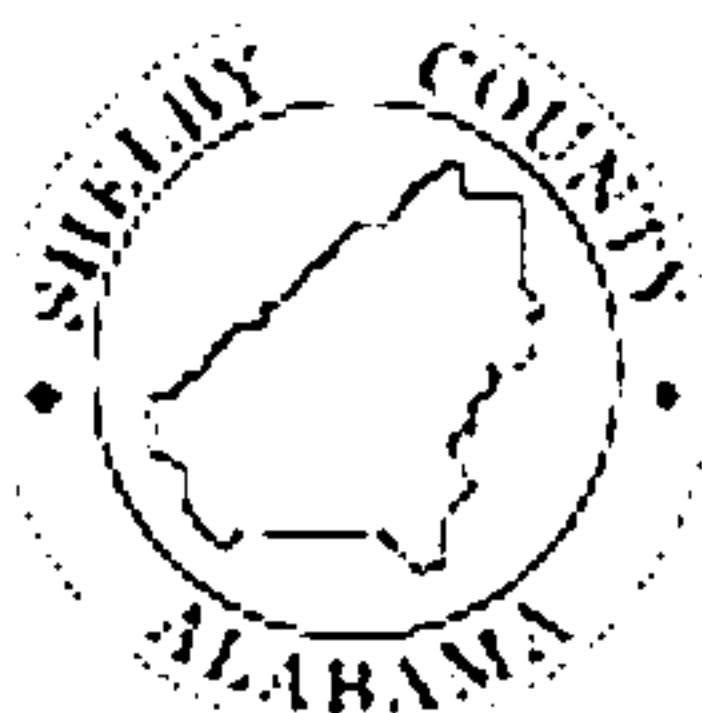
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
current use valuation, of the property as determined by the local official charged with the responsibility of valuing  
property for property tax purposes will be used and the taxpayer will 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: October 28, 2019

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/29/2019 10:31:04 AM  
\$145.00 CHERRY  
20191029000396660

*Allen S. Bayl*