

Send tax notice to:  
Marco Gonzalez  
1226 8th Avenue SW  
Alabaster, AL 35007

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

STATE OF ALABAMA  
COUNTY OF Shelby

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That is consideration of One Hundred Seventy Six Thousand and 00/100 Dollars (\$176,000.00) in hand paid to the undersigned, **Duke Construction & Wildlife Management, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor") by Marco Gonzalez (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, Block 2, according to the Survey of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.**

**\$ 170,720.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**TO HAVE AND TO HOLD** unto the Grantee, his heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Duke Construction & Wildlife Management, LLC**, an Alabama Limited Liability Company, by Monica Duke its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 5<sup>th</sup> day of December, 2019.

Duke Construction & Wildlife Management,  
LLC,  
an Alabama limited Liability Company

By: Monica Duke

Monica Duke

Its: Managing Member

STATE OF ALABAMA  
COUNTY OF SHELBY

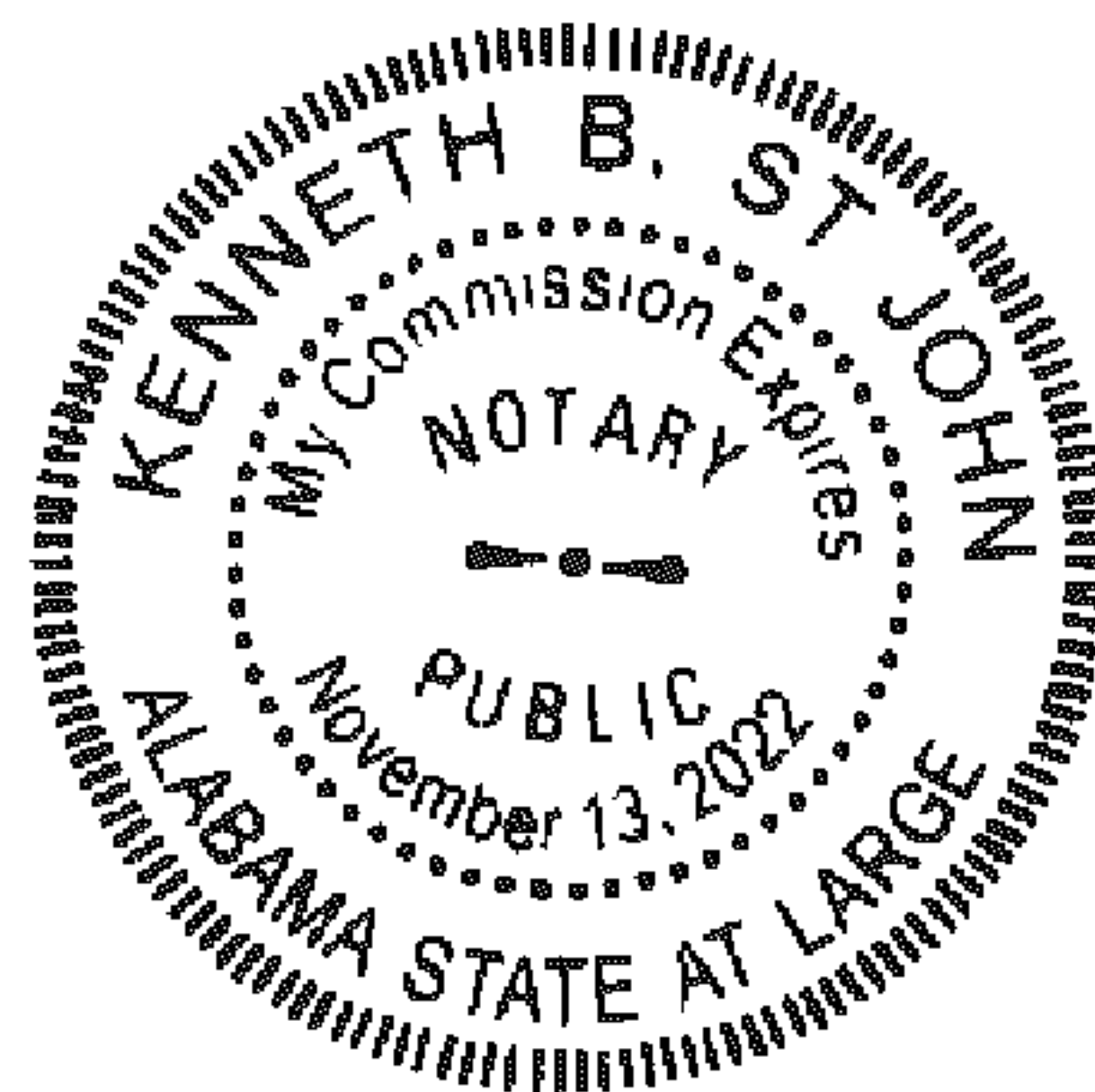
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Monica Duke, whose name as its Managing Member of Duke Construction & Wildlife Management, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of December, 2019.

[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	Duke Construction & Wildlife Management, LLC	Grantee's Name	Marco Gonzalez
Mailing Address	1226 8th ave SW Alabaster, AL 35007	Mailing Address	1226 8th Avenue SW Alabaster, AL 35007
Property Address	1226 8th Avenue SW Alabaster, AL 35007	Date of Sale	12/5/2019
		Total Purchase Price	\$ 176,000
		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)

<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 12-5-19

Print 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  
12/06/2019 08:24:35 AM  
\$33.50 CHARITY  
20191206000451400

*Allen S. Bayl*