

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Yi Guan
1260 Armacost Ave Apt 204
Los Angeles Ca 90025

Know all men by these presents:

That in consideration of One Hundred Thirty Two Thousand One Hundred and No/100 Dollars (\$132,100.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Maximino Garcia, a married person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Yi Guan (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 1, according to the Survey of Mizells Subdivision, as recorded in Map Book 30, Page 5, in the Probate Office of Shelby County, Alabama.

\$105,680.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

This is not the Homestead of the above Grantor nor his spouse

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their 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 I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and 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 I/We have hereunto set my/our hand(s) and seal(s), this 27th day of November, 2019

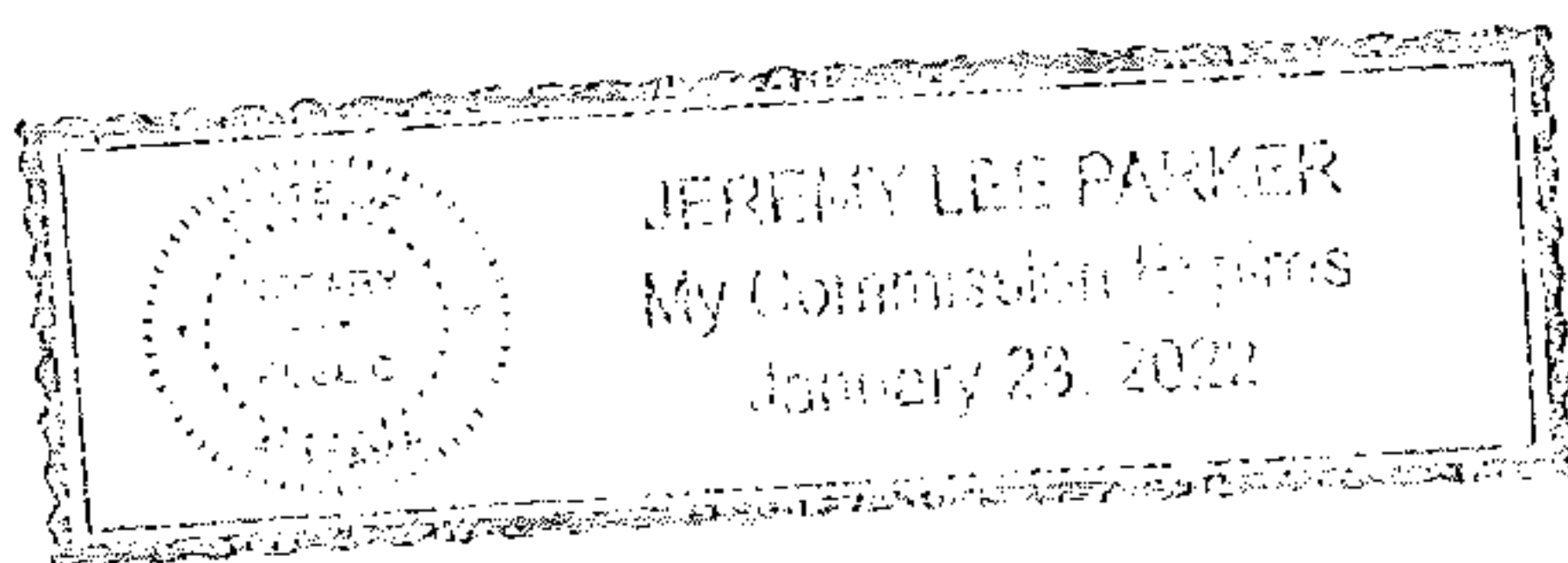


Maximino Garcia

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Maximino Garcia 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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 27th day of November, 2019.





NOTARY PUBLIC
MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

Real Estate Sales Validation Form

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

Grantor's Name	Maximino Garcia	Grantee's Name	Yi Guan
Mailing Address			
	931 2 nd Ave SW		1260 Armacost Ave Apt 204
	Alabaster AL 35007		Los Angeles Ca 90025
Property Address	931 2 nd Ave Sw	Date of Sale	November 27, 2019
	Alabaster AL 35007	Total Purchase Price	\$132,100.00
		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 to
☒ 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: November 27 2019
 _____ Unattested _____
 (verified by)

Print: Maximino Garcia
 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
 12/11/2019 02:12:26 PM
 \$54.50 CHERRY
 20191211000458060

Allen S. Boyd