

SEND TAX NOTICE TO:

Leonardo Jose Lopez Flores, et al
5337 Meadow Garden Lane
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
PEL2000146

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Ninety Five Thousand and 00/100 Dollars (\$295,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mary Sue McRee, an unmarried woman, acting by and through her attorney-in-fact, Vickie McRee Rutherford**, whose address is 302 Bentonville Lane, Douglasville, GA 30134 (hereinafter "Grantor", whether one or more), by **Leonardo Jose Lopez Flores and Yara Suyen Garcia and Diego Garcia Ruiz** whose address is **5337 Meadow Garden Lane, Birmingham, AL 35242** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Leonardo Jose Lopez Flores and Yara Suyen Garcia and Diego Garcia Ruiz, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 5337 Meadow Garden Ln, Birmingham, AL 35242, to-wit:

Lot 6, Block 1, according to the Survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, page 19 A & B, in the Probate Office of Shelby County, Alabama.

Mary Sue McRee is the surviving grantee of that deed dated 04/29/1985 and filed on 05/08/1985 in Book 026 Page 418, in the Probate Office of Shelby County, Alabama; the other grantee, Richard Jerome McRee, having died on or about the 24th day of February, 2019.

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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$289,656.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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, Grantor, Mary Sue McRee, an unmarried woman, acting by and through her attorney-in-fact, Vickie McRee Rutherford has set her signature and seal on this 8th day of April, 2020.

*Mary Sue McRee, by and through
her attorney-in-fact Vickie McRee Rutherford*
Mary Sue McRee, by and through
her attorney-in-fact, Vickie McRee Rutherford

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Vickie McRee Rutherford, whose name as attorney-in-fact for Mary Sue ~~Rutherford~~ is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such attorney-in-fact, and with full authority, executed the same voluntarily, for Mary Sue McRee on the day the same bears date. *McRee *LV*

Given under my hand and official seal on this 8th day of April, 2020.

Cynthia Lawler Dudley
Notary Public
Printed Name: *Cynthia Lawler Dudley*
My Commission Expires: *7/15/23*



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

Grantor's Name	Mary Sue McRee by her attorney in fact -	Grantee's Name	Leonardo Jose Lopez Flores and Yara Suyen Garcia
Mailing Address	Vickie McRee Rutherford	Mailing Address	and Diego Garcia Ruiz
	302 Bentonville Lane		5337 Meadow Garden Lane
	Douglasville GA 30134		Birmingham AL 35242

Property Address	5337 Meadow Garden Lane	Date of Sale	4/8/2020
	Birmingham AL 35242	Total Purchase Price	\$ 295,000
		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 4/10/2020Print 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
 04/10/2020 01:27:41 PM
 \$34.50 JESSICA
 20200410000141180

Allen S. Bayl