

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-20-26412

Send Tax Notice To: Heron Morales Jimenez

145 Emfinger Rd
Montevallo, AL 35115

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Seven Thousand Five Hundred Dollars and No Cents (\$37,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Elizabeth B. Dunnaway, Probate Case #: PR 2020-000429, Probate Office Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Heron Morales Jimenez**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

Lot 21, and 50 feet of uniform width off of the Northeast side of Lot 20, according to Second Addition to Deer Springs Estates, as recorded in Map Book 5, Page 85, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Frank Dunnaway is deceased, having died on or about 7/7/2013

\$17,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22nd day of July, 2020.

ESTATE OF ELIZABETH B. DUNNAWAY,
PROBATE CASE #: PR 2020-000429, PROBATE
OFFICE SHELBY COUNTY, ALABAMA

x Katherine Steele Heer
By Katherine Steele Heer
Personal Representative

State of Alabama

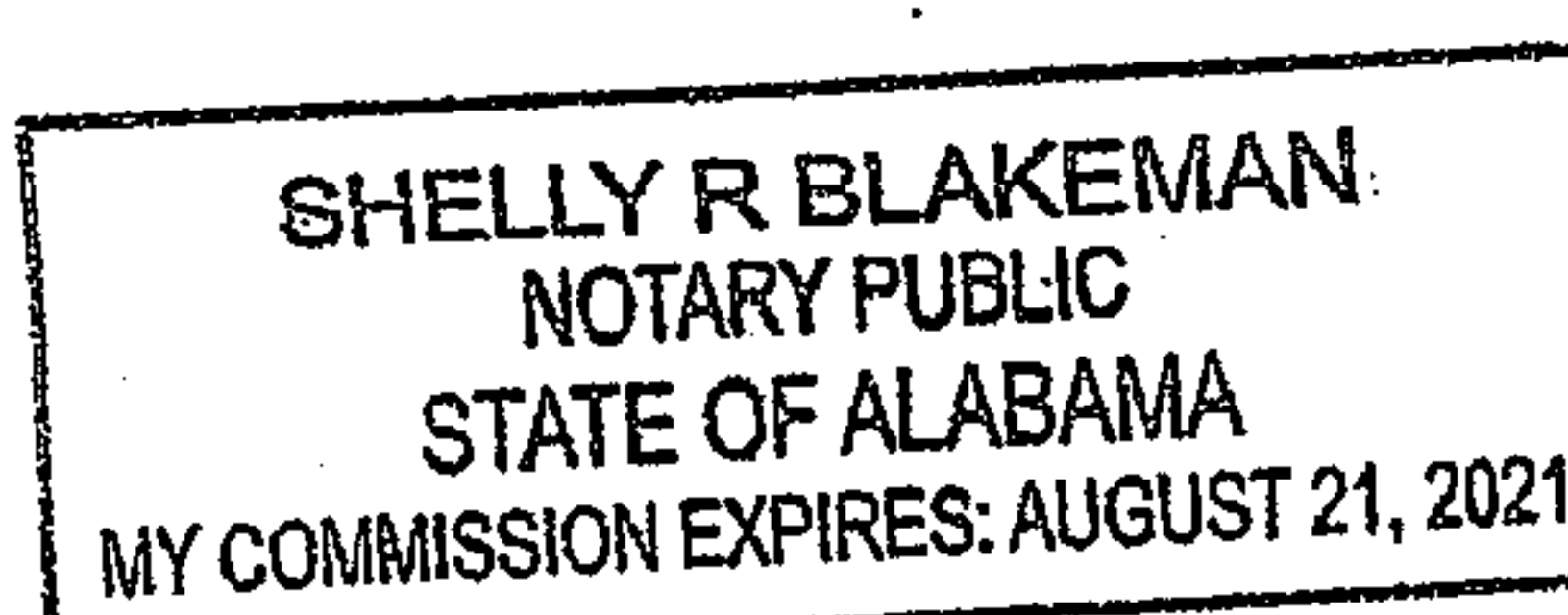
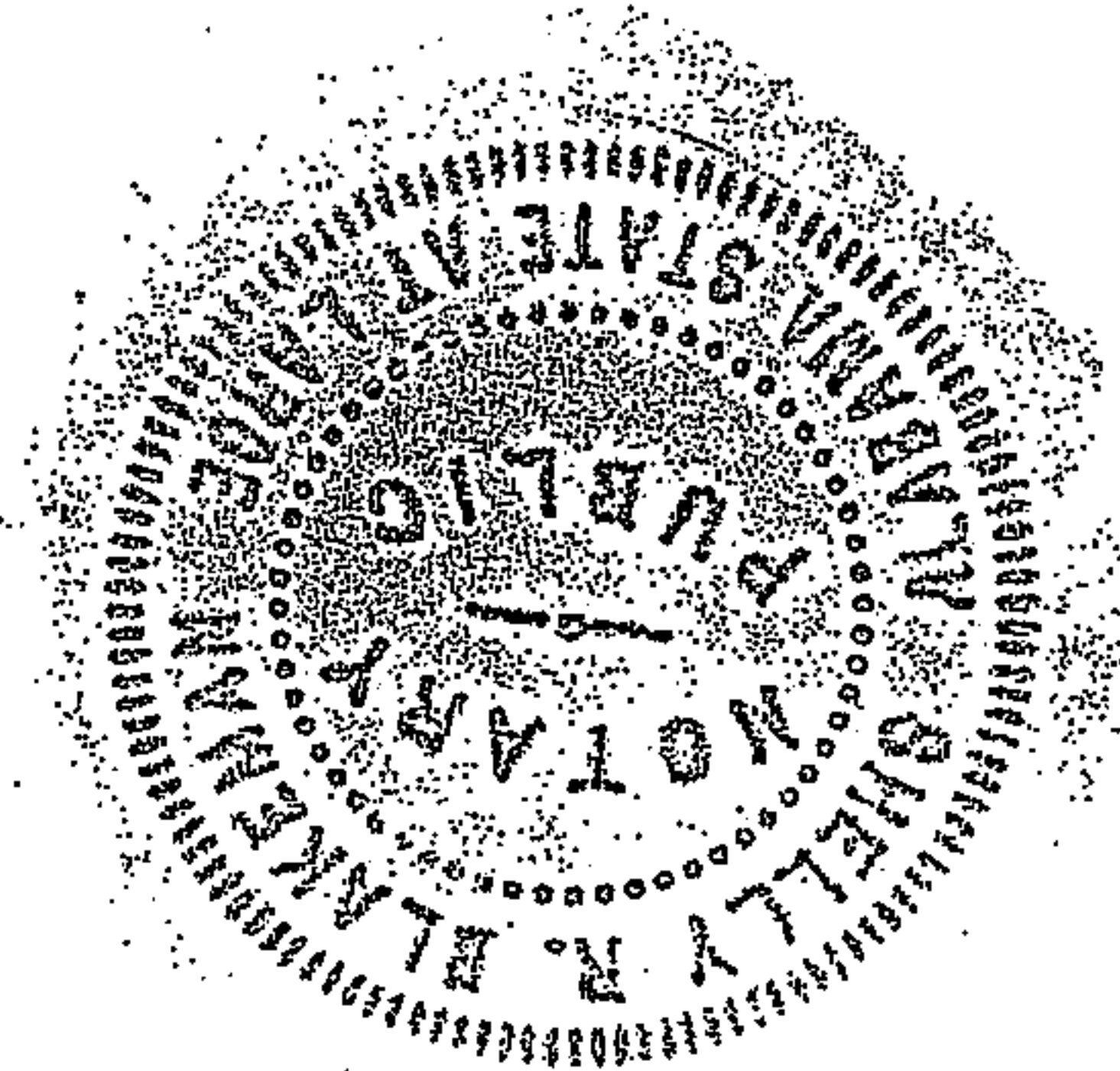
County of Baldwin

I, Shelly R Blakeman, a Notary Public in and for the said County in said State, hereby certify that Katherine Steele Heer as Personal Representative of Estate of Elizabeth B. Dunnaway, Probate Case #: PR 2020-000429, Probate Office Shelby County, Alabama, 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 this the 22nd day of July, 2020.

Shelly R Blakeman
Notary Public, State of Alabama

My Commission Expires: August 21, 2021



Real Estate Sales Validation Form

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

Grantor's Name	Estate of Elizabeth B. Dunnaway, Probate Case #: PR 2020-000429, Probate Office Shelby County, Alabama	Grantee's Name	Heron Morales Jimenez
Mailing Address	1798 Rico Dr Lillian AL 36549	Mailing Address	145 Emfinger Rd Montevallo AL 35115
Property Address	4684 Highway 11 Pelham, AL 35124	Date of Sale	July 22, 2020
		Total Purchase Price	\$37,500.00
		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 - 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 of 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 July 15, 2020

Print Estate of Elizabeth B. Dunnaway, Probate Case #:
PR 2020-000429, Probate Office Shelby County,
Alabama

x [Signature] Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2020 11:06:01 AM
\$45.00 CHERRY
20200723000308440

Allen S. Bezel