

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

20200814000352600
08/14/2020 01:42:45 PM
DEEDS 1/6

Order Number:
67435954

WARRANTY DEED

STATE OF Alabama)
)
COUNTY OF Shelby)

Send Future Tax Notices to:
3661 Cahaba Beach Road
Birmingham, AL 35242-5224

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **JOSE ABRAHAM YANEZ NAVARRETE**, an unmarried man, **NAYELI L. LOPEZ SANTIAGO**, an unmarried woman, and **TANIA DENISSE LOPEZ**, an unmarried woman, whose address is 3661 Cahaba Beach Road, Birmingham, AL 35242-5224, 3661 Cahaba Beach Road, Birmingham, AL 35242-5224, and 189 Green Park, Pelham AL 35124, respectively in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **JOSE ABRAHAM YANEZ NAVARRETE**, an unmarried man, **NAYELI L. LOPEZ SANTIAGO**, an unmarried woman, as joint tenants with right of survivorship, whose address is 3661 Cahaba Beach Road, Birmingham, AL 35242-5224, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 18, RANGE 1 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4 RUN THENCE NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID FORTY 660 FEET TO THE POINT OF BEGINNING OF LOT HEREIN CONVEYED, AND FROM SAID POINT OF BEGINNING THENCE CONTINUE NORTH ALONG THE EAST LINE OF SAID FORTY 165 FEET, THENCE WEST TO A POINT ON THE EAST RIGHT OF WAY OF CAHABA BEACH ROAD, THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST RIGHT OF WAY OF SAID ROAD 163 FEET MORE OR LESS TO A POINT DUE WEST OF THE POINT OF BEGINNING, THENCE EAST TO THE POINT OF BEGINNING. SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument No. 20180425000138020

Parcel ID Number: 03 9 31 0 001 024.000

Commonly Known As: 3661 Cahaba Beach Road, Birmingham, AL 35242-5224

Fair Market Value: \$114,000.00 (1/3 = \$38,000)

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 12 day of June, 20 20.

GRANTOR (1 of 3):

Jose Y
JOSE ABRAHAM YANEZ NAVARRETE

STATE OF Alabama)
COUNTY OF Shelby)

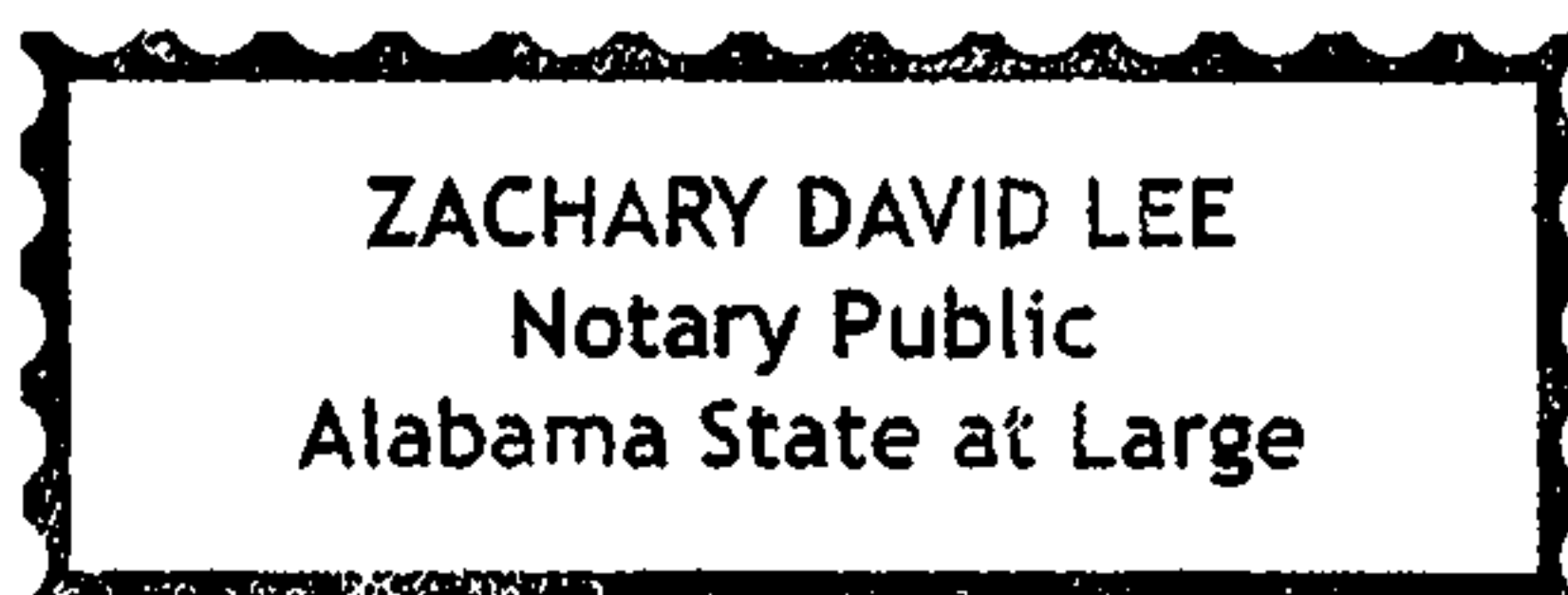
I, ZACHARY DAVID LEE, a Notary Public for the State of Alabama, do hereby certify that **JOSE ABRAHAM YANEZ NAVARRETE**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of June, 20 20.

(NOTARY SEAL)

Zachary Lee
Notary Public

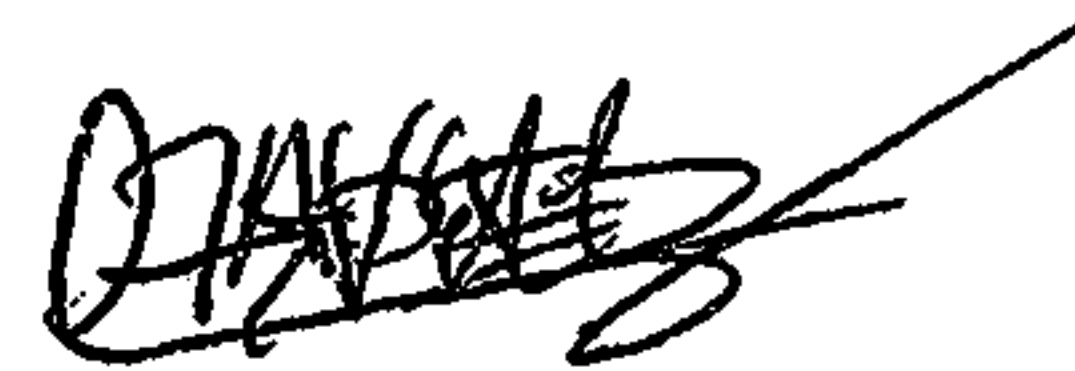
My commission expires: 2/5/2024



Attached to and becoming a part of Deed between JOSE ABRAHAM YANEZ NAVARRETE, an unmarried man, NAYELI L. LOPEZ SANTIAGO, an unmarried woman, and TANIA DENISSE LOPEZ, an unmarried woman, as Grantors, and JOSE ABRAHAM YANEZ NAVARRETE, an unmarried man, NAYELI L. LOPEZ SANTIAGO, an unmarried woman, as joint tenants with right of survivorship, as Grantees.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 12th day of June, 2020.

GRANTOR (2 of 3):



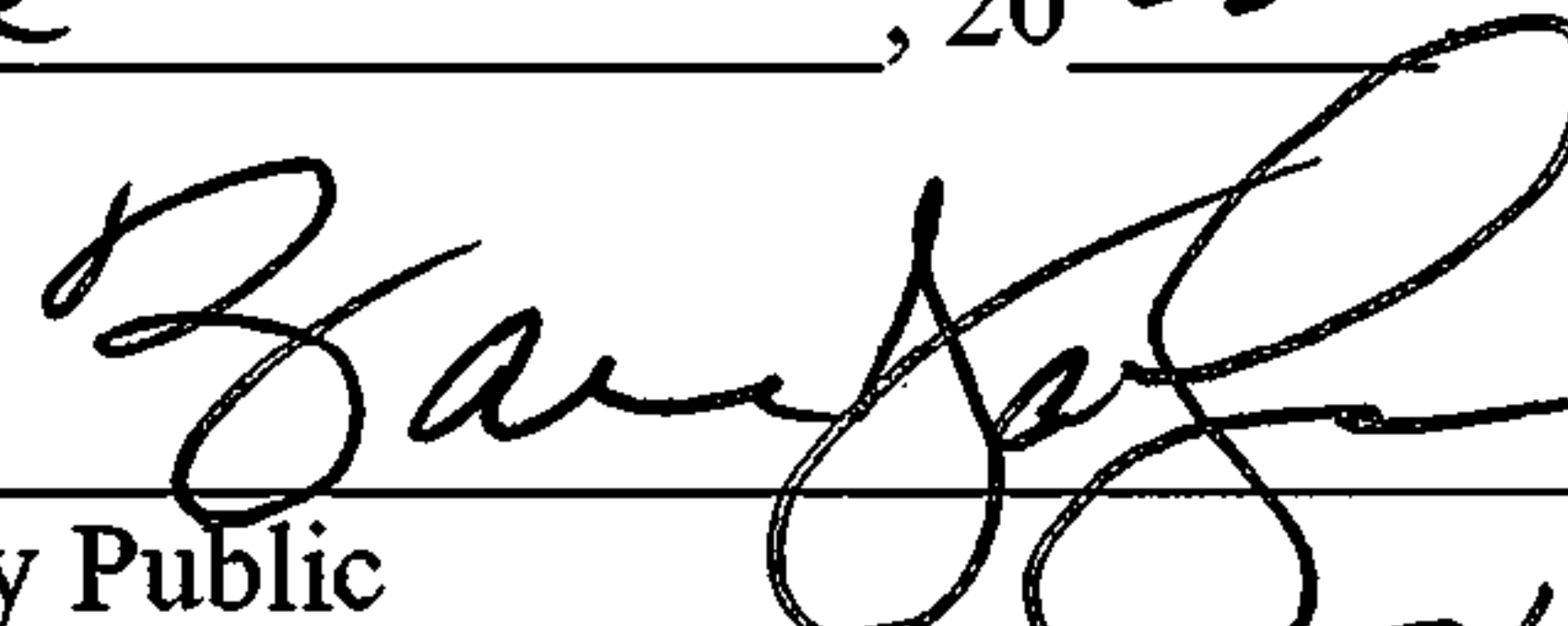
NAYELI L. LOPEZ SANTIAGO

STATE OF Alabama)
COUNTY OF Shelby)

I, Zachary David LEE, a Notary Public for the State of ALABAMA, do hereby certify that NAYELI L. LOPEZ SANTIAGO, whose name 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 said conveyance, executed the same voluntarily on the day the same bears date.

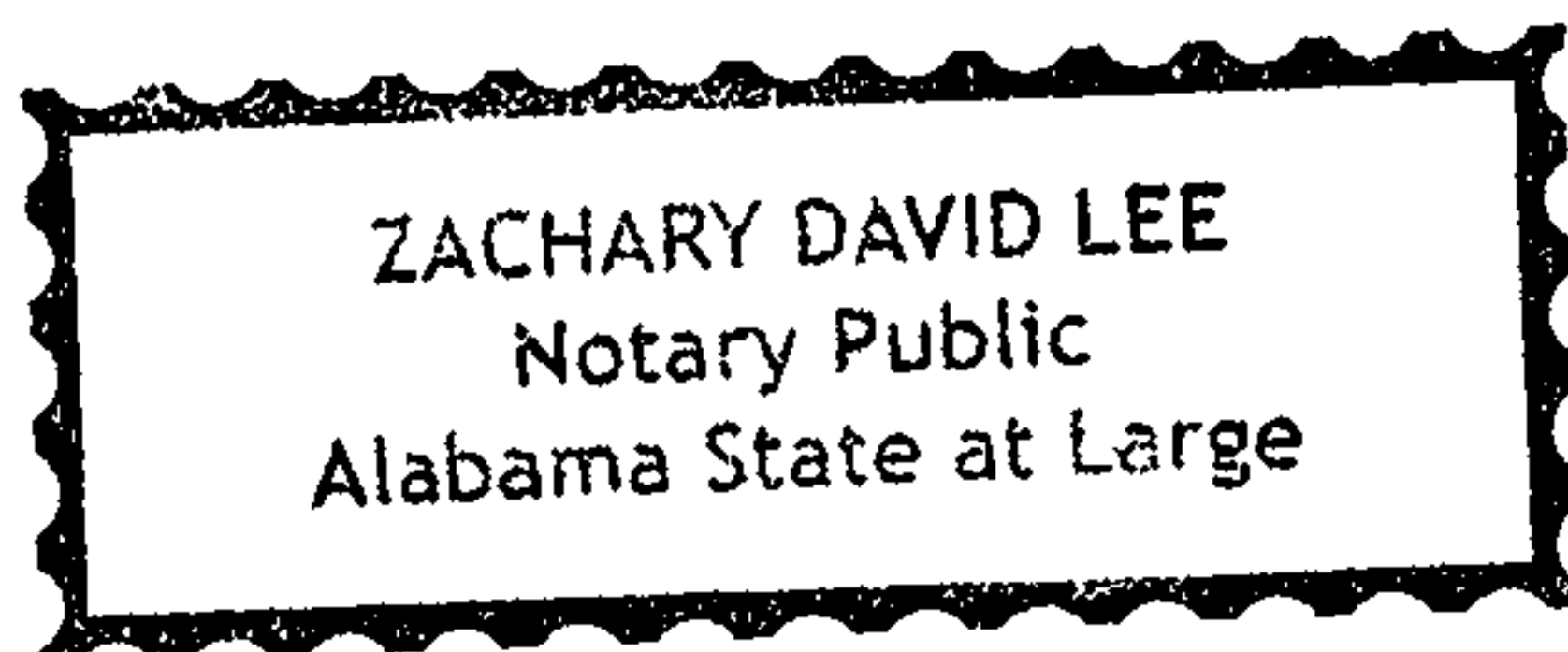
Given under my hand this the 12th day of June, 2020

(NOTARY SEAL)



Notary Public

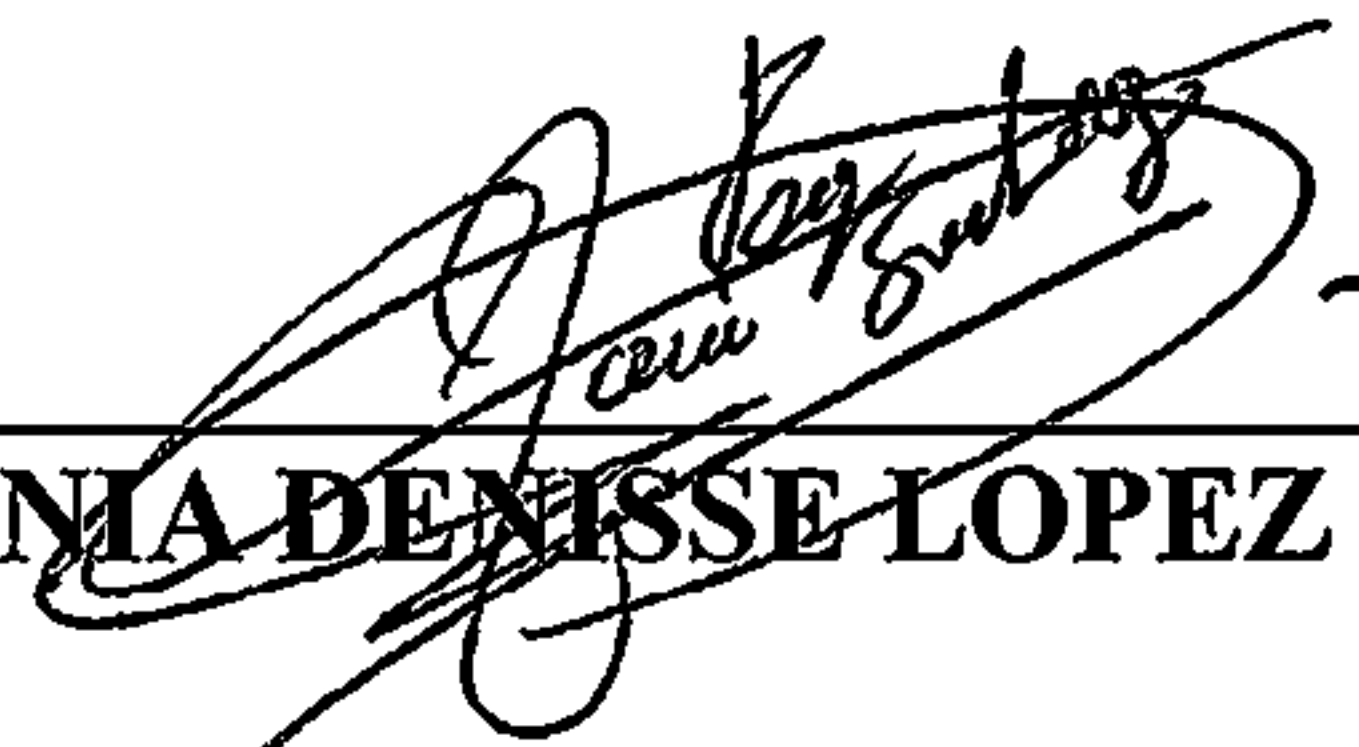
My commission expires: 2/5/2024



Attached to and becoming a part of Deed between JOSE ABRAHAM YANEZ NAVARRETE, an unmarried man, NAYELI L. LOPEZ SANTIAGO, an unmarried woman, and TANIA DENISSE LOPEZ, an unmarried woman, as Grantors, and JOSE ABRAHAM YANEZ NAVARRETE, an unmarried man, NAYELI L. LOPEZ SANTIAGO, an unmarried woman, as joint tenants with right of survivorship, as Grantees.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 12 day of June, 2020.

GRANTOR (3 of 3):



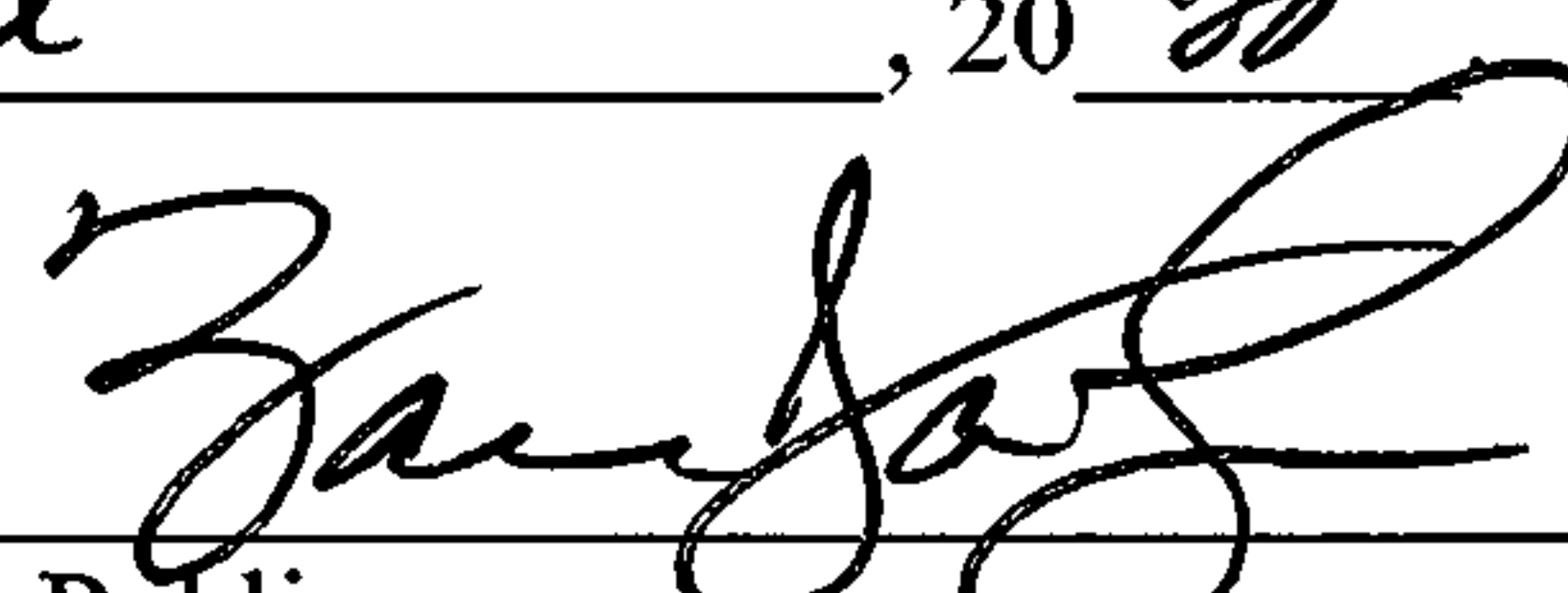
TANIA DENISSE LOPEZ

STATE OF Alabama)
COUNTY OF Shelby)

I, ZACHARY DAVID LEE, a Notary Public for the State of Alabama, do hereby certify that **TANIA DENISSE LOPEZ**, whose name 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of June, 2020

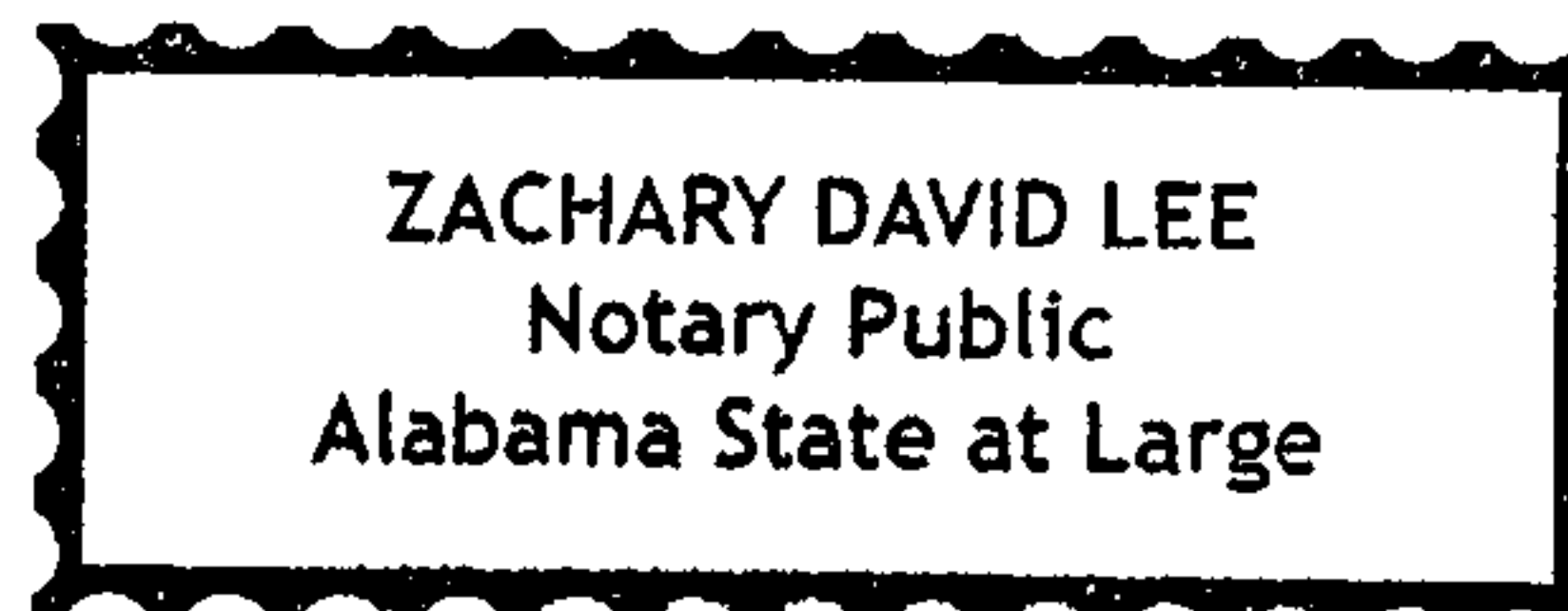
(NOTARY SEAL)



Notary Public

My commission expires: 2/15/2024

This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464



Real Estate Sales Validation Form

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

Grantor's Name Tania Denisse Lopez
Mailing Address 3661 Cahaba Beach Road
Birmingham, AL 35242-5224

Grantee's Name Jose Abraham Yanez Navarrete and Nayeli L. Lopez Santiago
Mailing Address 3661 Cahaba Beach Road
Birmingham, AL 35242-5224

Property Address 3661 Cahaba Beach Road
Birmingham, AL 35242-5224

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

20200814000352600 08/14/2020 01:42:45 PM DEEDS 5/6 or
Assessor's Market Value \$114,000.00 taxed on 1/3 = \$38,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 6/12/2020

Print Nayeli L. Lopez Santiago

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 03 9 31 0 001 024.000

Land situated in the County of Shelby in the State of AL

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 18, RANGE 1 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4 RUN THENCE NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID FORTY 660 FEET TO THE POINT OF BEGINNING OF LOT HEREIN CONVEYED, AND FROM SAID POINT OF BEGINNING THENCE CONTINUE NORTH ALONG THE EAST LINE OF SAID FORTY 165 FEET, THENCE WEST TO A POINT ON THE EAST RIGHT OF WAY OF CAHABA BEACH ROAD, THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST RIGHT OF WAY OF SAID ROAD 163 FEET MORE OR LESS TO A POINT DUE WEST OF THE POINT OF BEGINNING, THENCE EAST TO THE POINT OF BEGINNING. SHELBY COUNTY, ALABAMA.

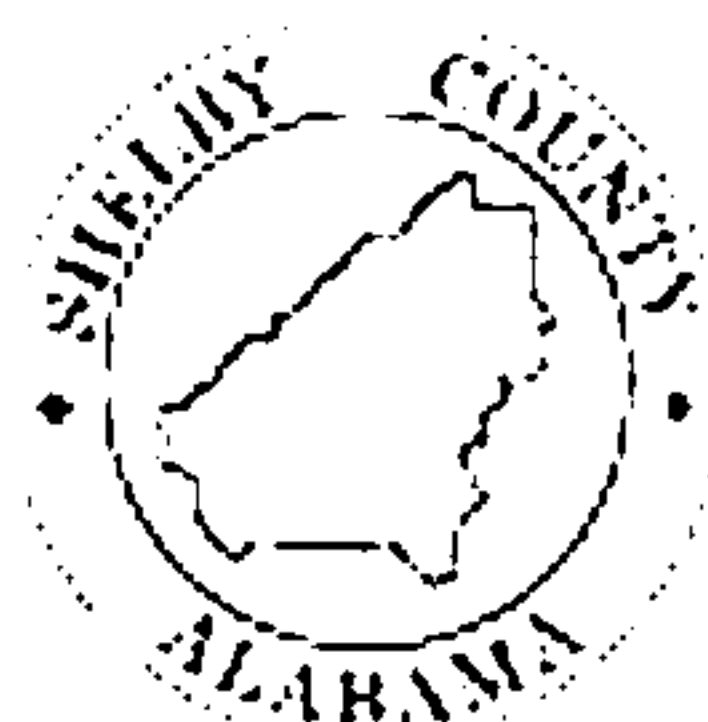
SOURCE OF TITLE: DEED INSTRUMENT NO. 20180425000138020

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 3661 Cahaba Beach Rd, Birmingham, AL 35242-5224

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Source of Title: Book , Page .



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2020 01:42:45 PM
\$75.00 CHERRY
20200814000352600

Allen S. Bayl