

20200901000387030
09/01/2020 12:29:53 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Roxana Marilyn Quijada Martinez
Ever Alexander Diaz Flores
1085 Garnet Drive
Calera, AL 35040

**GENERAL WARRANTY DEED
With Right of Survivorship**

DM201398
STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF Two Hundred Ten Thousand Dollars and NO/100 (\$210,000.00) to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Thomas A. Elmore and Jami M. Elmore**, husband and wife, (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Roxana Marilyn Quijada Martinez and Ever Alexander Diaz Flores** (herein referred to as **Grantees** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 43, according to the Survey of Emerald Ridge, Sector III as recorded in Map Book 39 Page 35 in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

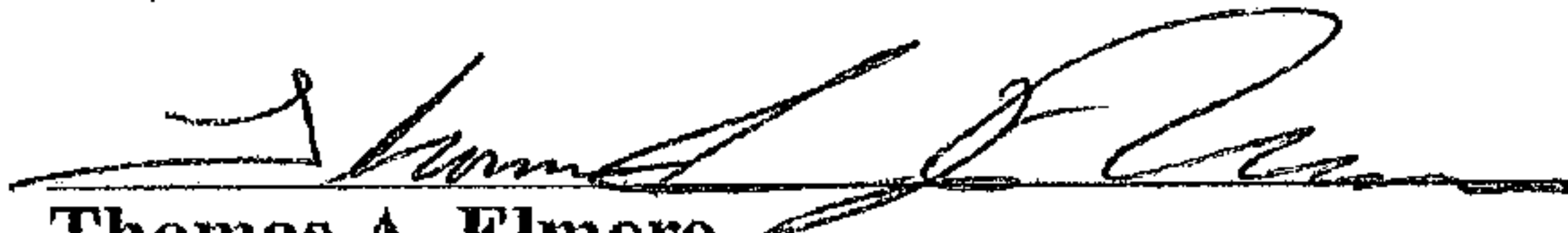
\$203,700.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

To have and to hold to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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.

M201398

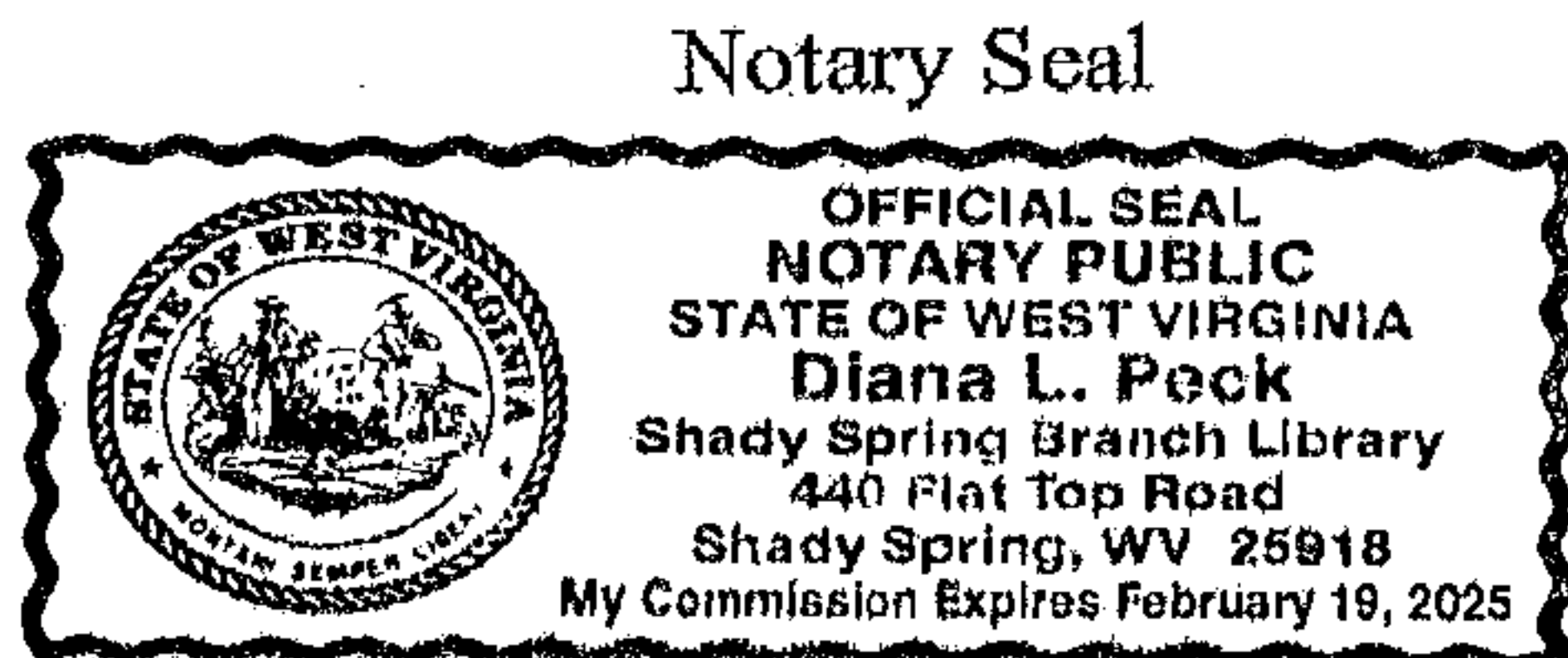
IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals, this
21 day of August, 2020.


Thomas A. Elmore

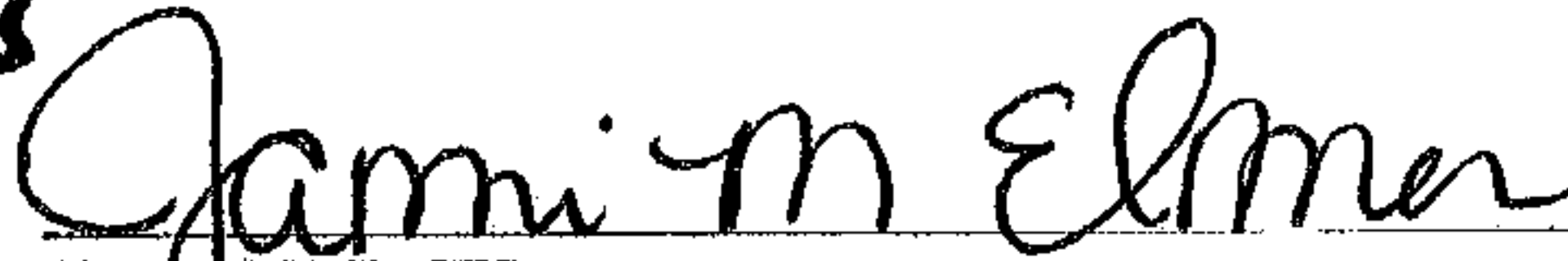
STATE OF WV
COUNTY OF Raleigh

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Thomas A. Elmore whose name is signed to the foregoing deed and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of August, 2020



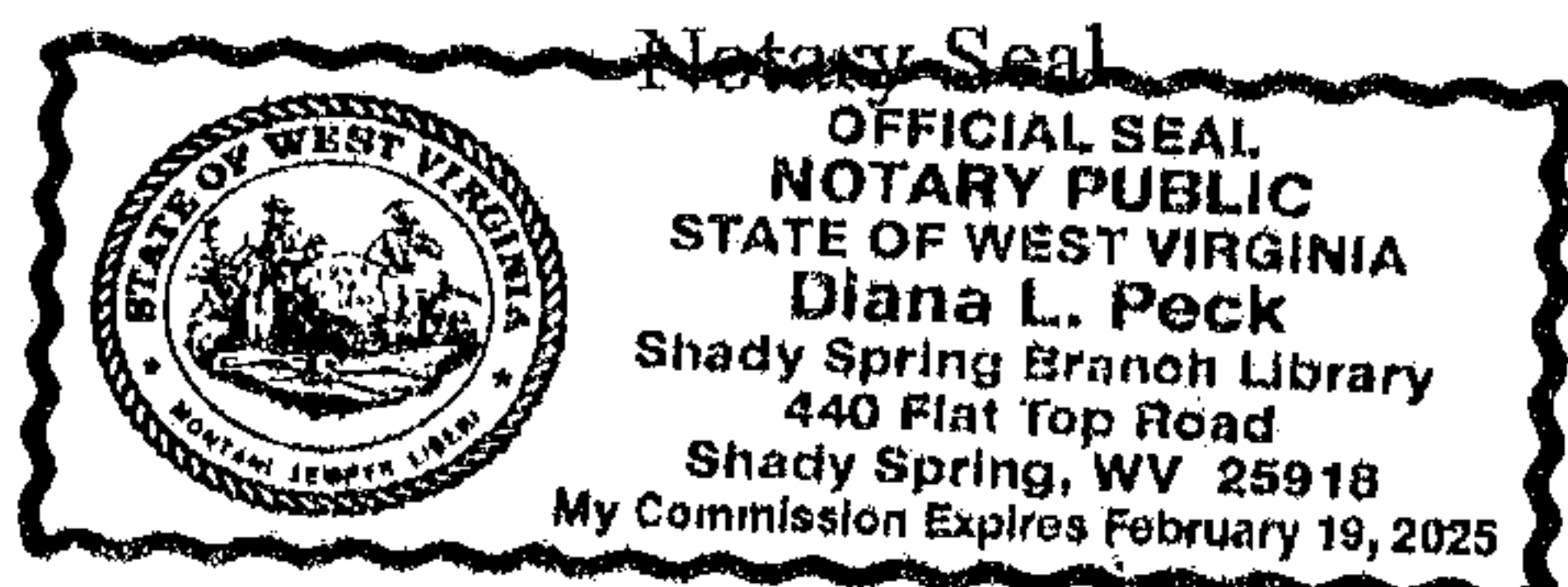

Notary Public
My commission expires: 02/19/2025


Jami M. Elmore

STATE OF WV
COUNTY OF Raleigh

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Jami M. Elmore whose name is signed to the foregoing deed and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of August, 2020




Notary Public
My commission expires: 02/19/2025

Real Estate Sales Validation Form

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

Martinez

Grantor's Name Thomas Platore
 Mailing Address 370 Lewis Drive
Daniels, WV
25832

Grantee's Name Roxana Quijada
 Mailing Address Ever Alexander Diaz
1085 Garnet Drive
Calera, AL 35040

Property Address 1085 Garnet Drive
Calera, AL
35040

Date of Sale 8-21-2020
 Total Purchase Price \$ 210,000

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)

- ☐ 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 8-28-2020

Print James Goff

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/01/2020 12:29:53 PM
 \$34.50 CHERRY
 20200901000387030

(verified by)

Allen S. Bayl

Print Form

Form RT-1