

Prepared by:
Cynthia A. Martin
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20206191

Send Tax Notice To:
Salvador Moreno Rodriguez Vanessa
Berenice Alvarez-Flores
1267 21st Ave.
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Seventy Thousand Dollars and No Cents (\$70,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **David C. Chan, an unmarried man**, (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **Salvador Moreno Rodriguez and Vanessa Berenice Alvarez-Flores** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 258 of JH Dunstan's map to the Town of Calera, Alabama, Shelby County.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), this 1st day of September, 2020.

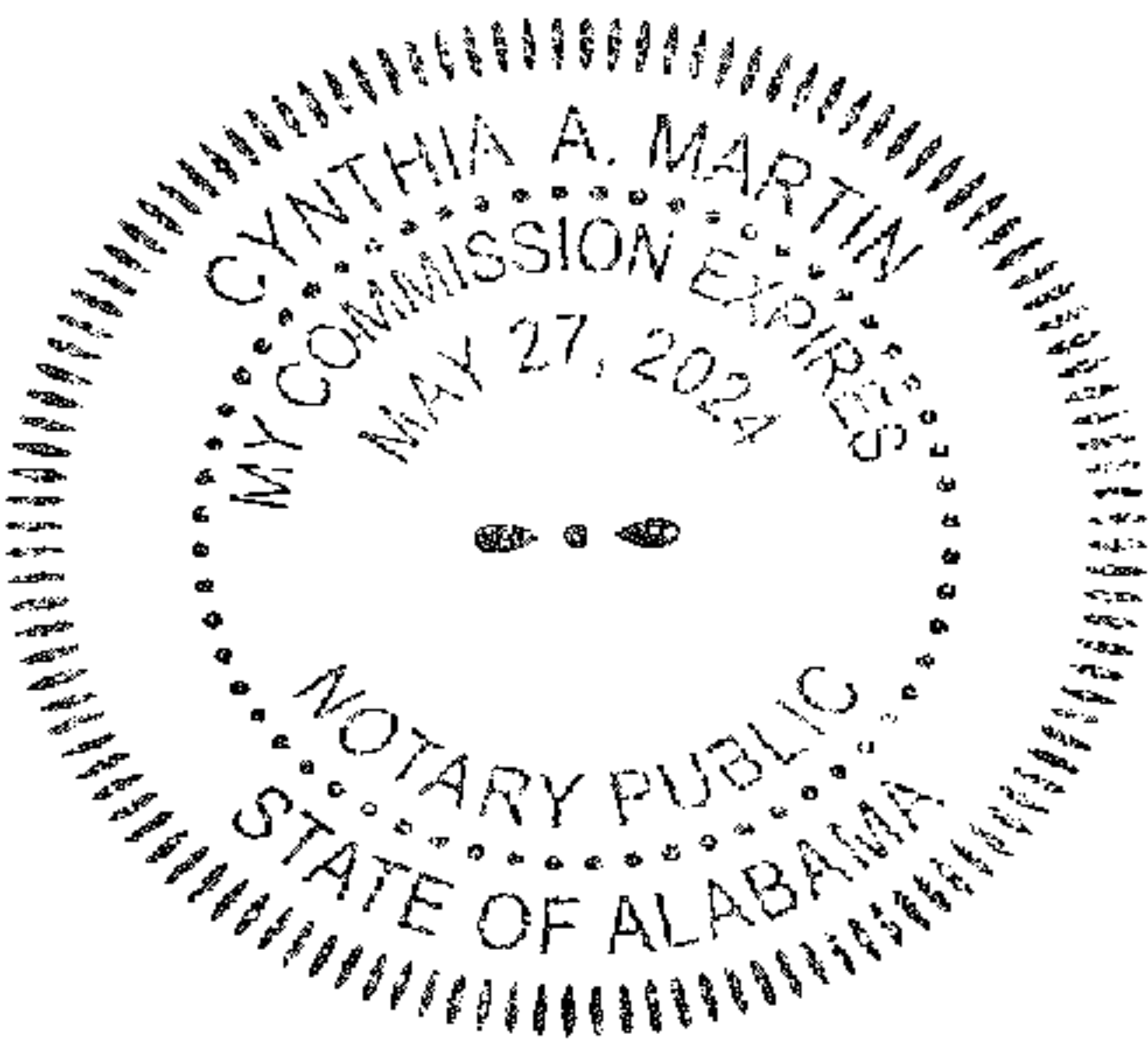


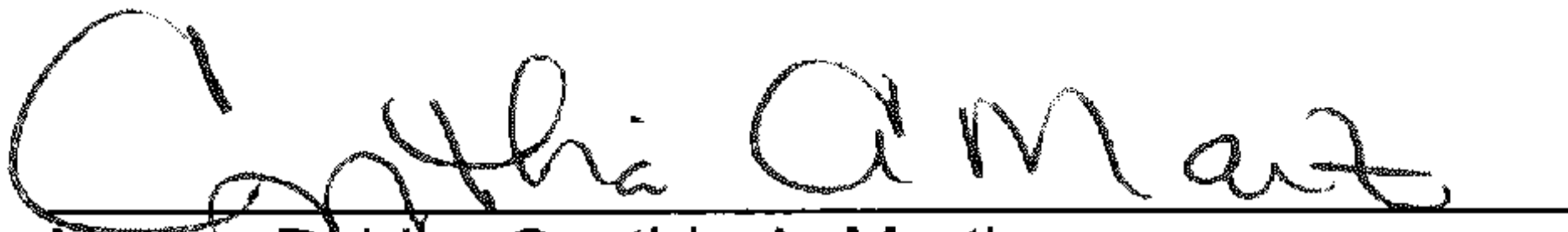
David C. Chan

State of Alabama
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David C. Chan, 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 the conveyance, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this 1st day of September, 2020.




Notary Public: Cynthia A. Martin
My Commission Expires: May 27, 2024

Real Estate Sales Validation Form

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

Grantor's Name	David C. Chan	Grantee's Name	Salvador Moreno Rodriguez Vanessa Berenice Alvarez-Flores
Mailing Address	1267 21st Ave. Calera, 35040 35040	Mailing Address	1267 21st Ave. Calera, AL 35040
Property Address	1267 21st Ave. Calera, AL 35040	Date of Sale	September 01, 2020
		Total Purchase Price	\$70,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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.


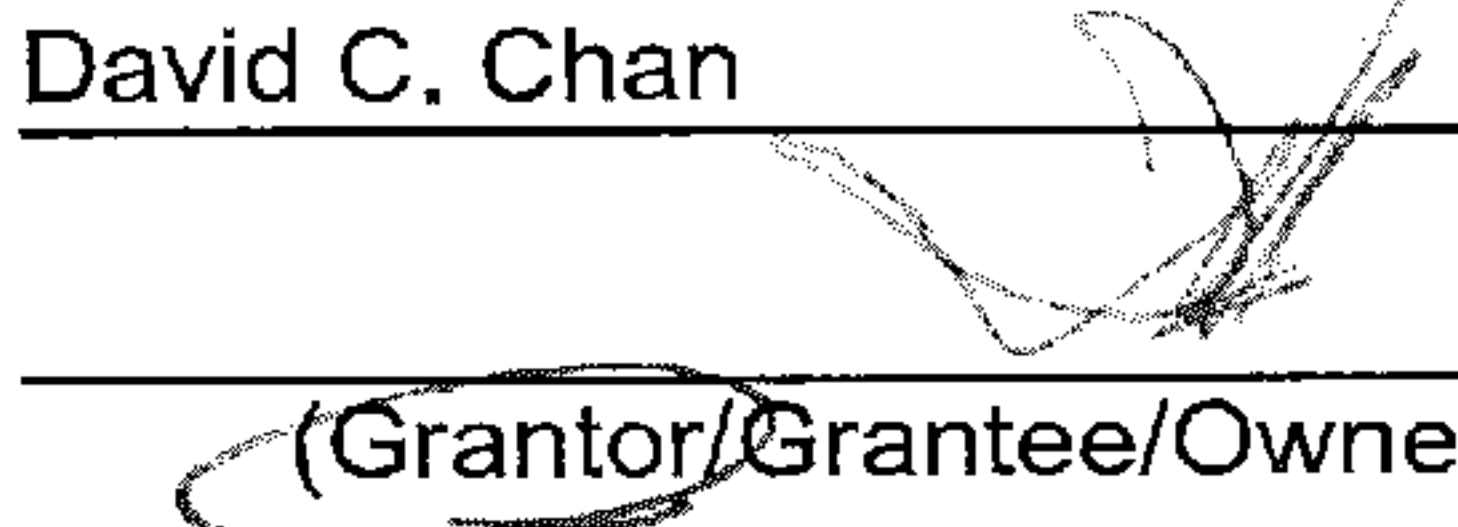
Date of Sale - the date on which interest to the property was conveyed.

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 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	September 01, 2020	Print	David C. Chan
<input type="checkbox"/> Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2020 01:32:39 PM
\$95.00 JESSICA
20200918000420110

Allen S. Bayl