20200924000431480 09/24/2020 03:59:34 PM DEEDS 1/3

Prepared by: JUL ANN McLEOD, Esq. McLeod & Associates, LLC 1980 Braddock Drive Hoover, AL 35226

Send Tax Notice to:
Ana Karen Sillas Martinez & Anthony
Valentinis-Dee, Jr.
5004 Bridlewood Parc Lane
Helena, AL 35080

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$217,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, WARREN P. WILLIAMS and TRACY H. WINDHAM nka TRACY WINDHAM WILLIAMS, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, ANA KAREN SILLAS MARTINEZ and ANTHONY VALENTINIS-DEE, JR. (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 68, according to the Survey of Bridlewood Parc Sector Three, as recorded in Map Book 20, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$213,069.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 22nd day
of September, 2020.
Miner P. Williams
WARREN P. WILLIAMS

TRACY WINDHAM WILLIAMS

STATE OF ALABAMA)
COUNTY OF JEFFERSON) }

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that WARREN P. WILLIAMS and TRACY WINDHAM WILLIAMS, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of September, 2020.

NOTARY PUBLIC

My commission expires

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

Grantor's Name	WARREN P. WILLIAMS and TRA H. WINDHAM WILLIAMS	ANA KAREN SILLAS MARTINEZ ACY and ANTHONY VALENTINIS-DEE, Grantee's NameJR.
Mailing Address	5004 BRIDLEWOOD PARC LAN HELENA, AL 35080	Mailing Address 5004 BRIDLEWOOD PARC LANE HELENA, AL 35080
Property Address	5004 BRIDLEWOOD PARC LAN HELENA, AL 35080	E Date of Sale September 22, 2020
E B See See See See See See See See See S		Total Purchase Price \$217,000.00
		or Actual Value \$
		or Assessor's Market Value\$
-	e or actual value claimed on this for of documentary evidence is not rec	m can be verified in the following documentary evidence: (check uired)
Bill of Sale		Appraisal
Sales Contra X Closing State		Other
of this form is not	-	contains all of the required information referenced above, the filing
Grantor's name an current mailing add	· · · · · · · · · · · · · · · · · · ·	ne of the person or persons conveying interest to property and their
Grantee's name ar conveyed.	nd mailing address - provide the nar	me of the person or persons to whom interest to property is being
- · · · · · · · · · · · · · · · · · · ·	the physical address of the propert erty was conveyed.	y being conveyed, if available. Date of Sale - the date on which
Total purchase prid the instrument offe	·	rchase of the property, both real and personal, being conveyed by
	for record. This may be evidenced	value of the property, both real and personal, being conveyed by the by an appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pr	operty as determined by the local o	ned, the current estimate of fair market value, excluding current use fficial charged with the responsibility of valuing property for property alized pursuant to Code of Alabama 1975 § 40-22-1(h).
further understand		e information contained in this document is true and accurate. I on this form may result in the imposition of the penalty indicated in
Date September	r 22, 2020	Print Malcolm S. McLeod
Unattested		Sign
	(verified by)	(Granter/Grantee/Owner/Agent) circle one
	7.67/ ZLN46	Recorded Iblic Records Trobate, Shelby County Alabama, County
File 200700	Shelby Co	unty, AL Form RT-1

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\$33.00 CHARITY

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Alabama 08/2012 LSS