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10/06/2020 12:39:49 PM
DEEDS 1/2

This Document Prepared By:
Gregory D. Harrelson, Esq.
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To
Moctezuma Hernandez
Nora Marleny Urizar Trigueros
~~404 Hwy 211~~ Po Box 482
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of EIGHTY THOUSAND and 00/100 Dollars (\$80,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Caroline Homes & Investments, LLC., an Alabama limited liability company, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Moctezuma Hernandez and Nora Marleny Urizar Trigueros, husband and wife, (herein referred to as GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate situated in Shelby County, Alabama to-wit:

Lots 1 to 18, Block 9, according to Survey of Jewell Heights, being a Subdivision of the Southeast Quarter of the Southwest Quarter of Section 9, Township 22 South, Range 2 west, Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and use restrictions.

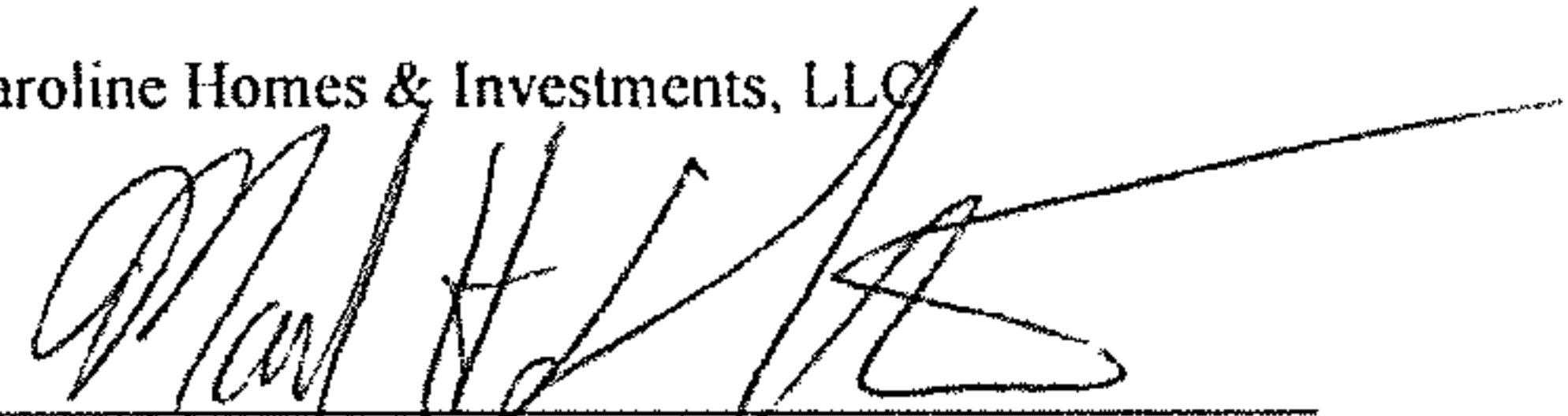
\$60,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Mark H. Schroeter as Member of Caroline Homes & Investments, LLC has hereunto set his hand and seal on this the 24th day of September, 2020.

Caroline Homes & Investments, LLC



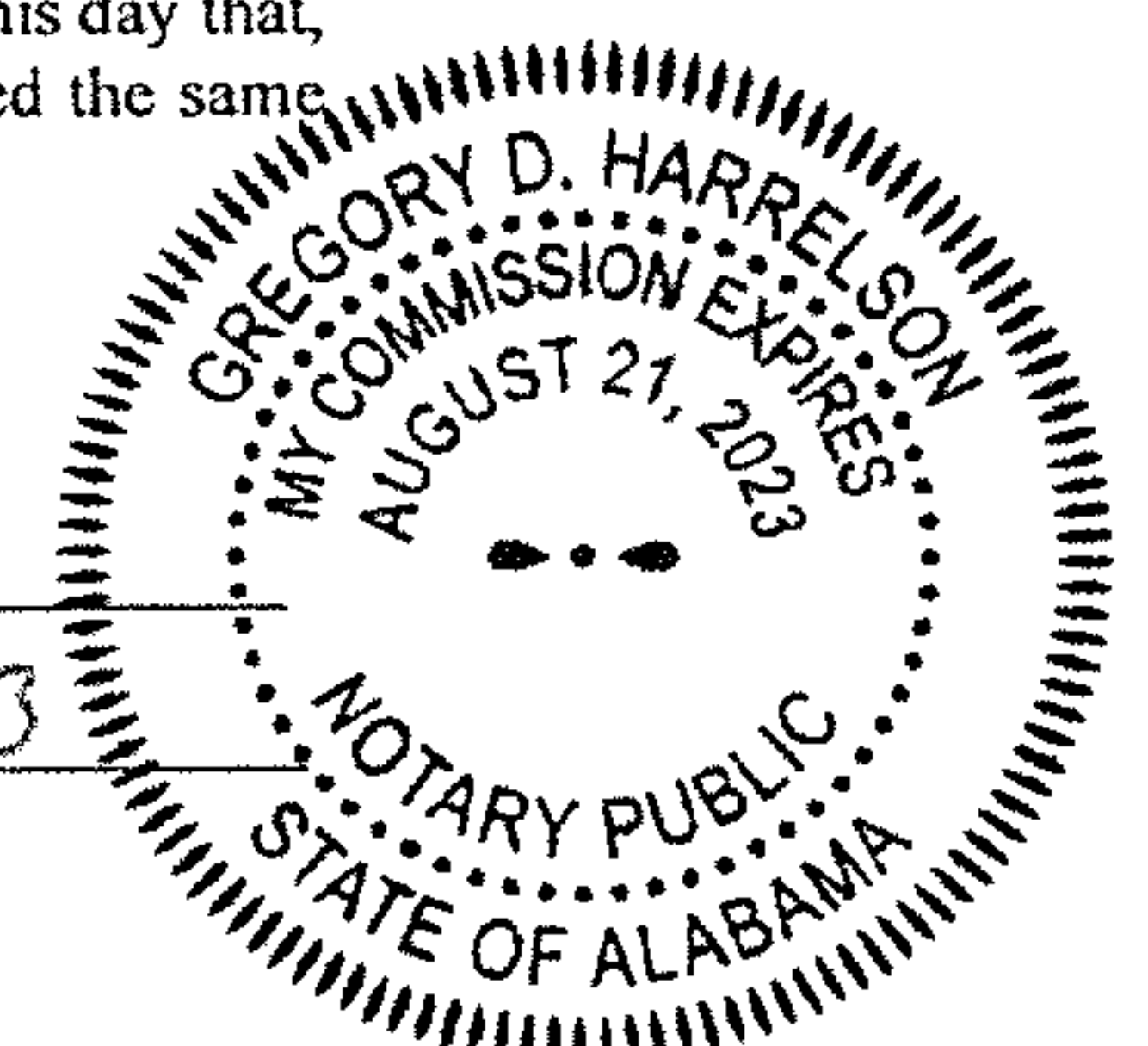
By: Mark H. Schroeter
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mark H. Schroeter, whose name as Member of Caroline Homes & Investments, LLC., an Alabama limited liability company, 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, as such Member and with full authority, executed the same voluntarily for and as the act of said Company on the day the same bears date.

Given under my hand, this 24th day of September, 2020.


NOTARY PUBLIC
My Commission Expires: 8-21-23





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/06/2020 12:39:49 PM
\$45.00 JESSICA
20201006000452680

20201006000452680 10/06/2020 12:39:49 PM DEEDS 2/2

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Caroline Homes & Investments
Mailing Address 4385 Heritage View Rd
Birmingham, AL 35242

Grantee's Name Moctezuma Hernandez
Mailing Address Nora Marleny Urizar Trigueros
404 Hwy 211
Calera, AL 35040

Property Address 404 Hwy 211
Calera, AL 35040

Date of Sale 09/24/2020
Total Purchase Price \$ 80,000.00

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)

- ☐ 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 9/24/2020

Print Marik H. Schroeter

Unattested

Sign *Marik H. Schroeter*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1