

This conveyance is prepared without the benefit of current survey or title insurance. Attorney makes no representations as to the legal description or title of this property

Send Tax Notice to: Ernest Rodriguez and
Rosa E. Salas
140 Cambridge Circle
Montevallo, AL 35115

This instrument prepared by:
J Thomas Crawford, Esq.
P.O. Box 26365
Hoover, AL 35260


20201230000602170 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
12/30/2020 03:18:01 PM FILED/CERT

**GENERAL WARRANTY DEED - JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP**

Shelby County, AL 12/30/2020
State of Alabama
Deed Tax:\$100.00

STATE OF ALABAMA)
SHELBY COUNTY) **KNOWN ALL MEN BY THESE PRESENTS,**

That in consideration of Ninety Nine Thousand Nine Hundred Dollars (\$99,900.00) to the undersigned grantor in hand by the GRANTEES herein, the receipt whereof is acknowledged I, James D. Breckenridge, a/k/a Dale Breckenridge. (herein referred to as grantor) do grant, bargain, sell and convey unto Ernesto Rodriguez and Rosa E. Salas as joint tenants with right of survivorship (herein referred to as GRANTEES), the following described real estate in Shelby County, Alabama to wit:

Lot 3 in Canterbury Estates as recorded in Map Book 12, Page 96, in the Probate Court of Shelby county, Alabama.

Also known as 140 Cambridge Circle, Montevallo, Alabama

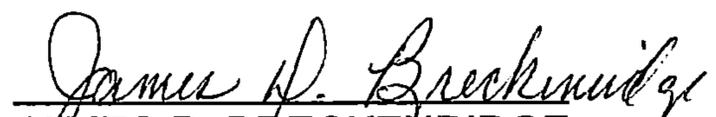
SUBJECT TO:

1. Ad valorem taxes for the current year, 2020.
2. Coal, oil, gas and mineral and mining rights and all rights incident thereto including release of damages.
3. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD Unto the said GRANTEES their heirs and assigns, forever.

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

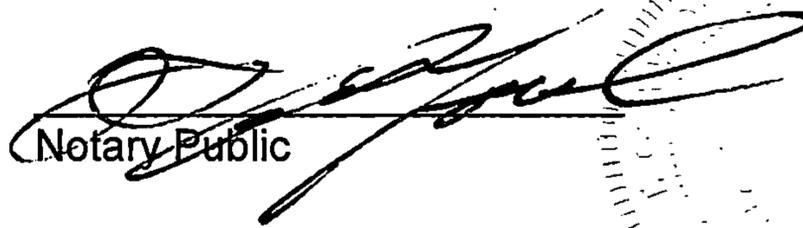
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of 12 December, 2020.


JAMES D. BRECKENRIDGE

STATE OF ALABAMA)
SHELBY COUNTY)

I, JAMES T. Crawford, a Notary Public in and for said County, in said State, hereby certify that JAMES D. BRECKENRIDGE 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of Dec, 2020.


Notary Public



20201230000602170 2/3 \$128.00
Shelby Cnty Judge of Probate, AL
12/30/2020 03:18:01 PM FILED/CERT



20201230000602170 3/3 \$128.00
 Shelby Cnty Judge of Probate, AL
 12/30/2020 03:18:01 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James Breckenridge
Mailing Address 5068 Stratford Road
Birmingham, AL 35042

Grantee's Name Ernest Rodriguez and Rosa Salas
Mailing Address 140 Cambridge Circle
Montevallo, AL 35115

Property Address 140 Cambridge Circle
Montevallo, AL 35115

Date of Sale December 18, 2020
Total Purchase Price \$ \$99,900.00
 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 Lease Purchase Agreement

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 12/18/2020

Print James Dale Breckenridge

Unattested

(verified by)

Sign James Dale Breckenridge
 (Grantor/Grantee/Owner/Agent) circle one