

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:
SAUL CHAIDEZ-RODRIGUIZ
2209 PUP RUN DRIVE
HELENA, AL 35080

WARRANTY DEED

20210204000059380
02/04/2021 11:30:33 AM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, BRANDI MORGAN GAY, a married person (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto SAUL CHAIDEZ-RODRIGUEZ (herein referred to as “Grantee”), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 3, BLOCK C, ACCORDING TO THE SURVEY OF AMENDED MAP OF FOX HAVEN FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$201,286 OF THE PURCHASE PRICE WAS OBTAINED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

****BRANDI MORGAN GAY AND BRANDI MORGAN PEOPLES ARE ONE AND THE SAME PERSON**

****SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE GRANTORS SPOUSE**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and his assigns, that I am lawfully seized in fee simple of said premises; that it is 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 Grantee and his assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, this 30th day of JANUARY, 2021.




BRANDI MORGAN GAY

STATE OF ALABAMA)

JEFFERSON COUNTY)

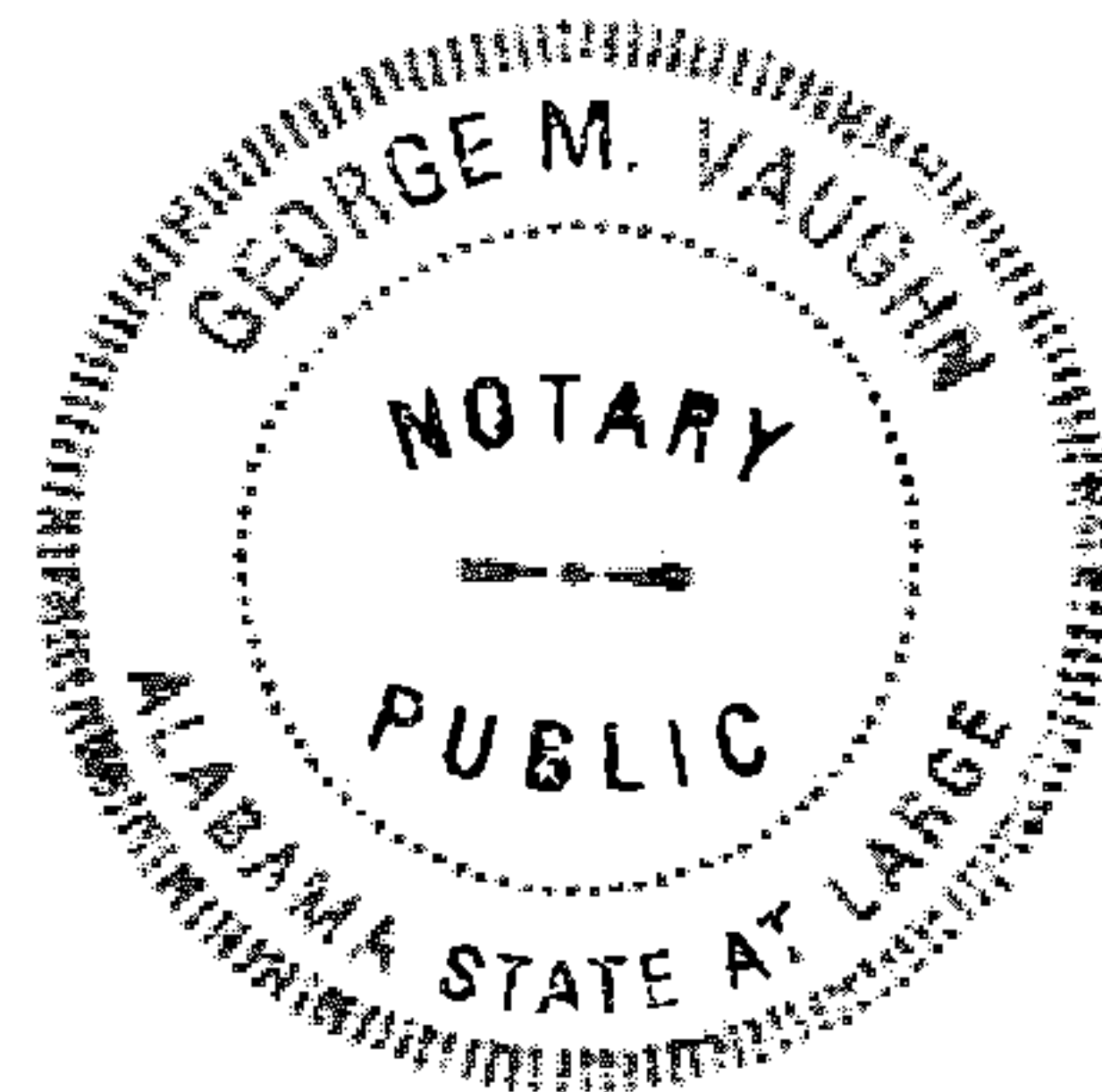
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BRANDI MORGAN GAY, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she executed the same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

Given under my hand and official seal this 30th day of JANUARY, 2021.



Notary Public

My Commission Expires: 9/18/2021



Real Estate Sales Validation Form

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

Grantor's Name Brand: Morgan Gay
 Mailing Address 46 Group Vough
101 61st Tower Road Skelot
Vestavia AL 35244

Grantee's Name Saul Chandez Rodriguez
 Mailing Address 2209 Pop Run Drive
Helena AL 35080

Property Address 2209 Pop Run Drive
Helena AL 35080

Date of Sale 1/30/2021
 Total Purchase Price \$ 205,000
 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 1/30/2021

Print Morgan Gay

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/04/2021 11:30:33 AM
 \$32.00 CHERRY
 20210204000059380

Allen S. Bayl