

SEND TAX NOTICE TO:  
J. CRUZ AGUILAR and KARA AGUILAR  
1504 MORNING SUN CIRCLE  
BIRMINGHAM, AL 35242

20210419000193260  
04/19/2021 10:32:54 AM  
DEEDS 1/2

### STATUTORY WARRANTY DEED

THE STATE OF ALABAMA  
Shelby COUNTY

Know All Men by These Presents: That for and in consideration of **One Hundred Twenty Thousand and 00/100 (\$120,000.00 )** in hand paid to the undersigned **K & J HOMES, LLC** (hereinafter referred to as "Grantor") by **J. CRUZ AGUILAR and KARA AGUILAR** (hereinafter referred to as "Grantees"), **K & J HOMES, LLC** do hereby grant, bargain, sell and convey to said Grantee(s) 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 County of Shelby, State of Alabama, to-wit:

**UNIT 1504, IN HORIZON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, WHICH IS RECORDED IN INST. NO. 2001-40927, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "A" THERETO, SAID PLAN BEING FILED FOR RECORD IN MAP BOOK 28, PAGE 141, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM, THE BY-LAWS OR THE HORIZON CONDOMINIUM ASSOCIATION, INC. IS ATTACHED AS EXHIBIT "D" TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, AS SHOWN IN EXHIBIT "C" OF SAID DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM.**

**\$120,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.**

Subject to easements, restrictive covenants, reservations, conditions, set back lines, limitations, and rights of way as shown by public records.

Subject to any mineral or mining rights leased, granted or retained by prior owners.

Subject to ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 9th day of April, 2021.

K & J HOMES, LLC.

BY:

JAMES VAUGHN, MEMBER

BY:

KENNETH YARBROUGH, MEMBER

STATE OF ALABAMA  
COUNTY OF JEFFERSON

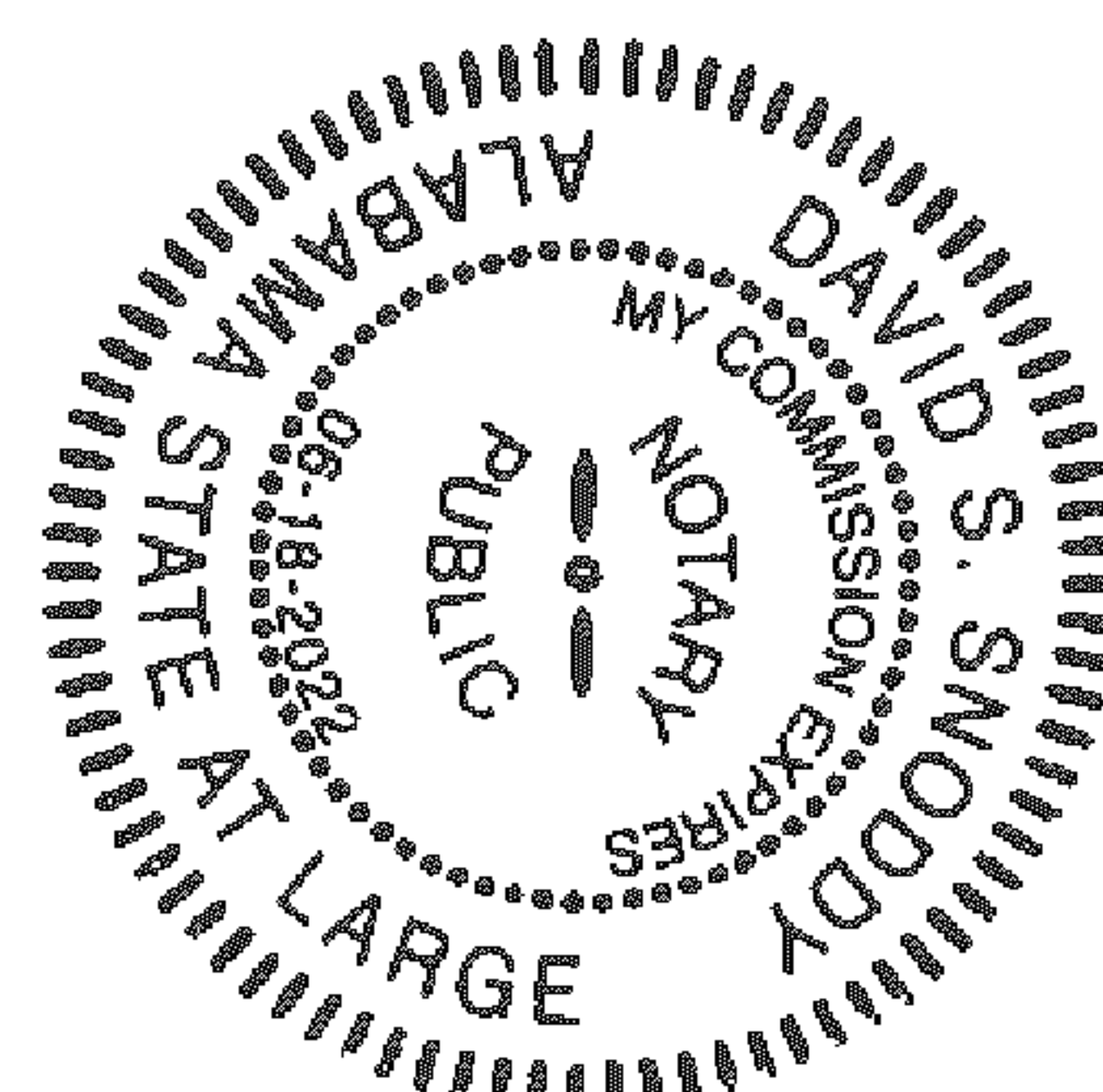
I, the undersigned authority, a Notary Public in and for said State, hereby certify that JAMES VAUGHN AND KENNETH YARBROUGH, MEMBERS OF K & J HOMES, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 9th day of April, 2021

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:  
DAVID S. SNODDY ATTORNEY AT LAW  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

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

Grantor's Name	K & J HOMES, LLC	Grantee's Name	J. CRUZ AGUILAR
Mailing Address:	1021 BALDWIN LANE	Mailing Address:	1504 MORNING SUN CIRCLE
	BIRMINGHAM, AL 35242		BIRMINGHAM, AL 35242

Property Address	1504 MORNING SUN CIRCLE	Date of Sale:	April 9, 2021
	BIRMINGHAM, AL 35242	Total Purchaser Price	\$120,000.00
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date \_\_\_\_\_

\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Print James Vaughn  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/19/2021 10:32:54 AM  
\$26.00 CHERRY  
20210419000193260

Allen S. Bayl