



20210422000201410 1/3 \$93.50
Shelby Cnty Judge of Probate, AL
04/22/2021 03:30:37 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

CLERK'S DEED

WHEREAS, under date of May 2, 2019, in the cause number DR-2019-900287.00, in the matter of

LATISSSUS ANDRADE, Plaintiff

V

JARONIMO JUAN ANDRADE, Defendant,

In the Circuit Court of the 18th Judicial Circuit of Alabama, a decree was rendered instructing and directing the defendant, **JARONIMO JUAN ANDRADE**, to vacate and convey hereinafter described property to the plaintiff, **LATISSSUS ANDRADE** no later than February 1, 2020, and further providing that, "Should the Defendant refuse, a Clerk's deed shall be issued upon the Plaintiff's request." Pursuant to paragraph 11 of the Final Judgment for Divorce.

WHEREAS, said defendant failed to execute such deed in accordance with said judgment, and Plaintiff has requested the issuance of the aforementioned Clerk's Deed, and

WHEREAS, the Circuit Court of Shelby County, Alabama has directed by its Order dated April 30, 2020, paragraph 11, that a Clerk's deed shall be issued upon Plaintiff's request to convey all right, title, and interest of Defendant, **JARONIMO JUAN ANDRADE**, to Plaintiff, **LATISSSUS ANDRADE**, said property being more particularly described as follows:

Lot 25 according to the Final Plat of the Meadows at Meriweather Phase 3 as recorded in Map Book 36, Page 19 in the Probate Office of Shelby County, Alabama;

NOW THEREFORE, I, Mary H. Harris, Clerk of the Circuit Court, 18th Judicial Circuit of Alabama, by virtue of the authority in me vested by said Order dated April 30, 2020, and by these presents, do hereby grand and convey unto the said

LATISSSUS ANDRADE, Plaintiff

All right, title, and interest of

JARONIMO JUAN ANDRADE, Defendant

20210422000201410 2/3 \$93.50
 Shelby Cnty Judge of Probate, AL
 04/22/2021 03:30:37 PM FILED/CERT

In and to the following described property, to-wit:

Lot 25 according to the Final Plat of the Meadows at Meriweather Phase 3 as recorded in Map Book 36, Page 19 in the Probate Office of Shelby County, Alabama;

This conveyance is made subject to any and all encumbrances against the property herein conveyed. The marital status of each of the foregoing named parties is single.

The undersigned executes this instrument in said capacity as Clerk and does not personally or individually warrant the title to said property.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of the County of Shelby County, Alabama, this the 20 day of April, 2021.

Mary H. Harris
 Mary H. Harris
 Circuit Clerk
 18th Judicial Circuit
 Shelby County, Alabama

Certified a true and correct copy
 Date: 4-22-2021

Mary H. Harris
 Mary H. Harris, Circuit Clerk
 Shelby County, Alabama

(SEAL)

STATE OF ALABAMA }
 COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary H. Harris, whose is known to me to be the Clerk of the Circuit Court, 18th Judicial Circuit in said County, in said State, whose name as Clerk of said Court 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 this conveyance, she executed the same voluntarily in her capacity as such Clerk on the day the same bears date.

Given under my hand and official seal this the 20th day of April, 2021.

Stacey M. Padgett
 NOTARY PUBLIC
 My Commission Expires: 7/23/23

(SEAL)

This Instrument prepared by:
 Darrin R. Marlow, attorney
 Marlow and Salyer, LLC.
 1111, 17th, Ave, Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Jerônimo Andrade
Mailing Address _____

Grantee's Name Lafissus Andrade
Mailing Address 959 Meniweather Dr.
Calera, AL 35040

Property Address 959 Meniweather Dr.
Calera AL 35040

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value

\$ _____

or

Assessor's Market Value \$ 130,200

126,510

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 4/22/21

Print _____

Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210422000201410 3/3 \$93.50
Shelby Cnty Judge of Probate, AL
04/22/2021 03:30:37 PM FILED/CERT