

**SEND TAX NOTICE TO: DEEDS 1/3**  
Salvador Moreno Rodriguez and Vanessa Berenice  
Alvarez Flores

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**This instrument prepared by:**

Frank Steele Jones  
Regency Title & Closing, LLC  
500 Southland Drive, Suite 230  
Hoover, Alabama 35226

**WARRANTY DEED**

**State of Alabama** )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
**Shelby County** )

That in consideration of **One Hundred and Eleven Thousand, One Hundred and Sixty Four Dollars and No Cents (\$112,073.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Angelina Serrano, an unmarried woman** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Salvador Moreno Rodriguez and Vanessa Berenice Alvarez Flores** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 15, according to the Map and Survey of Lake Terrace, as recorded in Map Book 19, page 153 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Subject to ad valorem taxes for the years 2021, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals, this the **14th day of July, 2021**.

Angelina Serrano (SEAL)  
Angelina Serrano

\_\_\_\_ (SEAL)

State of Alabama )  
 )  
Shelby County )  
Suzanna Brooke Deaton

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that **Angelina Serrano**, 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 for and as his own act on the day the same bears date.

Given under my hand and official seal this the **14th day of July, 2021.**

(SEAL) Suzanna Brooke Deaton  
Notary Public, Alabama State At Large  
My Commission Expires February 4, 2024

[Signature]  
Notary Public  
My Commission Expires:

FILE NO: 2021283

## Real Estate Sales Validation Form

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

Grantor's Name Angelina Serrano  
 Mailing Address 2030 Kerry Circle  
Calera, AL  
35040

Grantee's Name Salvador Rodriguez  
 Mailing Address Vanessa Flores  
156 Lake Terrace  
Alabaster, AL 35007

Property Address 156 Lake Terrace  
Alabaster, AL  
35007

Date of Sale 7/14/2021  
 Total Purchase Price \$ 112,073.00  
 or  
 Actual Value \$ \_\_\_\_\_

\*\*\*Deed is being recorded for the purpose of clearing title and  
 for no other reason.

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 7/15/21

Print LIZ Beekingham

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

Form RT-1

Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/16/2021 08:04:09 AM  
 \$140.50 BRITTANI  
 20210716000345170

Alvin S. Beal

