

Instrument Prepared by:
Albert J. Osorio, Esq. (ASB) 3163-N93D
Law Offices of Albert J. Osorio, LLC
3453 Sierra Drive
Birmingham, AL 35216

Send Tax Notice to:
Harris Gaston
Kiara Gaston

3441 BURLINGTON DRIVE
FULTONDALE, AL 35068

WARRANTY DEED

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

That in consideration of two hundred ten thousand dollars (\$210,000.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, that ALBERTO JESUS OSORIO, a married man, and ALBERT STEVEN OSORIO, a single man; hereby grants, releases, bargains, sells and convey, unto HARRIS GASTON and KIARA GASTON, as Joint Tenants with Rights of Survivorship, the real estate described below situated in Shelby County, Alabama to-wit:

LEGAL DESCRIPTION:

LOT 7, ACCORDING TO THE SURVEY OF CAHABA RIVER ESTATES, RECORDED IN MAP BOOK 17, PAGE 64, BIRMINGHAM DIVISION AND IN MAP BOOK 3, PAGE 32, BESSEMER DIVISION, OF THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA,

ALSO, A NON-EXCLUSIVE EASEMENT DESCRIBED AS FOLLOWS:

BEING IN PART OF LOT 15, CAHABA RIVER ESTATES, AS RECORDED IN MAP BOOK 3, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN IN THE NORTHWEST CORNER OF SAID LOT 15, THENCE RUN SOUTH 00 00 01 EAST ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 22.95 FEET; THENCE RUN SOUTH 69 DEGREES 18 25 WEST A DISTANCE OF 93.37 FEET; THENCE RUN NORTH 19 45 WEST A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 69 23 40 EAST A DISTANCE OF 100.59 FEET TO THE POINT OF BEGINNING.



20210809000383780 2/4 \$62.50
Shelby Cnty Judge of Probate, AL
08/09/2021 08:51:55 AM FILED/CERT

Property address: 784 Cahaba River Estates, Hoover, AL 35244.

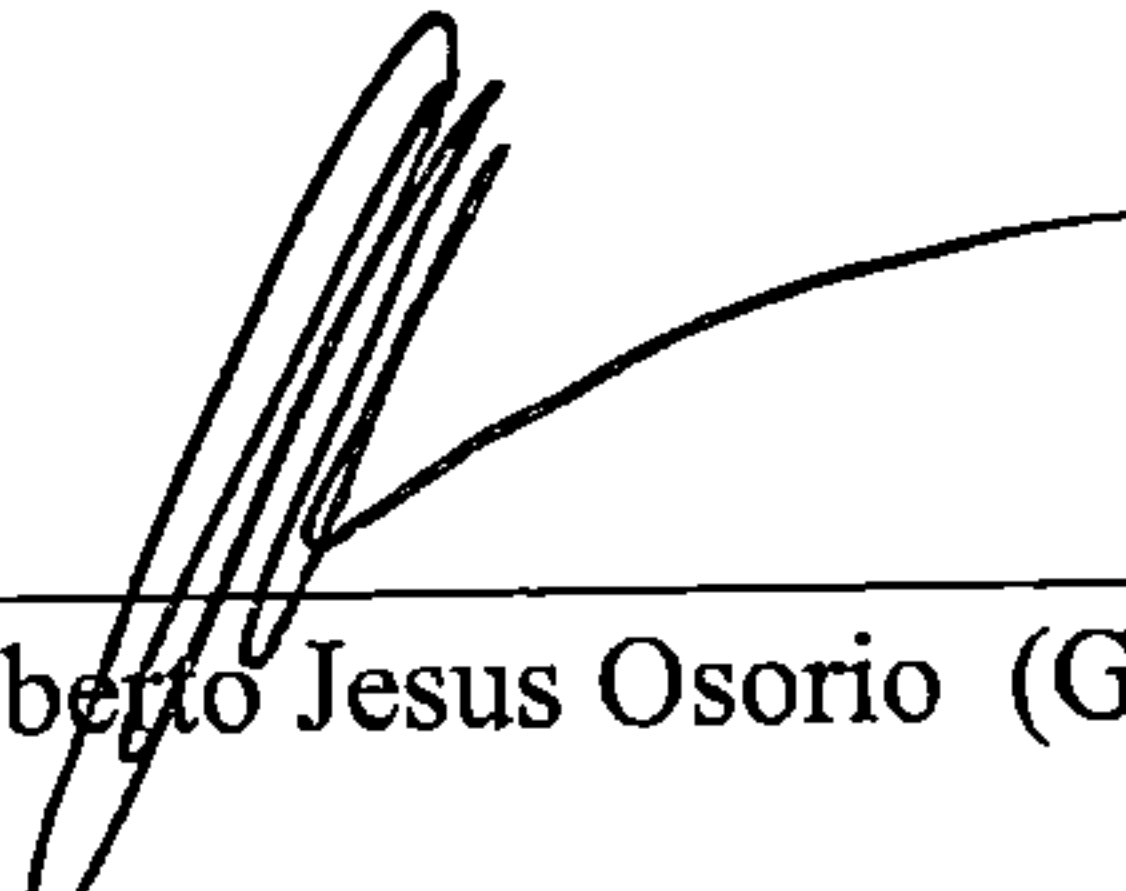
PROPERTY IS NOT THE HOMESTEAD OF EITHER GRANTOR.

Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to be used in connection with the premises herein described, subject to any and all existing easements, right of way, any special assessments and restrictions (as applicable), and any limitations of record which might adversely affect the title to the above-described property. This property is subject to any mineral and or mining rights not owned by the grantor.

To have and to hold unto the said Grantee, their heirs and assigns forever.

And I for myself and for my heirs, executors, and administrators covenant with the Grantee, their heirs and assigns, that I am lawfully seized in fee simple of the premises and I hereby convey and guarantee that this property is free of any liens and encumbrances, and I convey any and all interests I have or may have at law or in equity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of August, 2021.



Alberto Jesus Osorio (Grantor)

STATE OF ALABAMA)

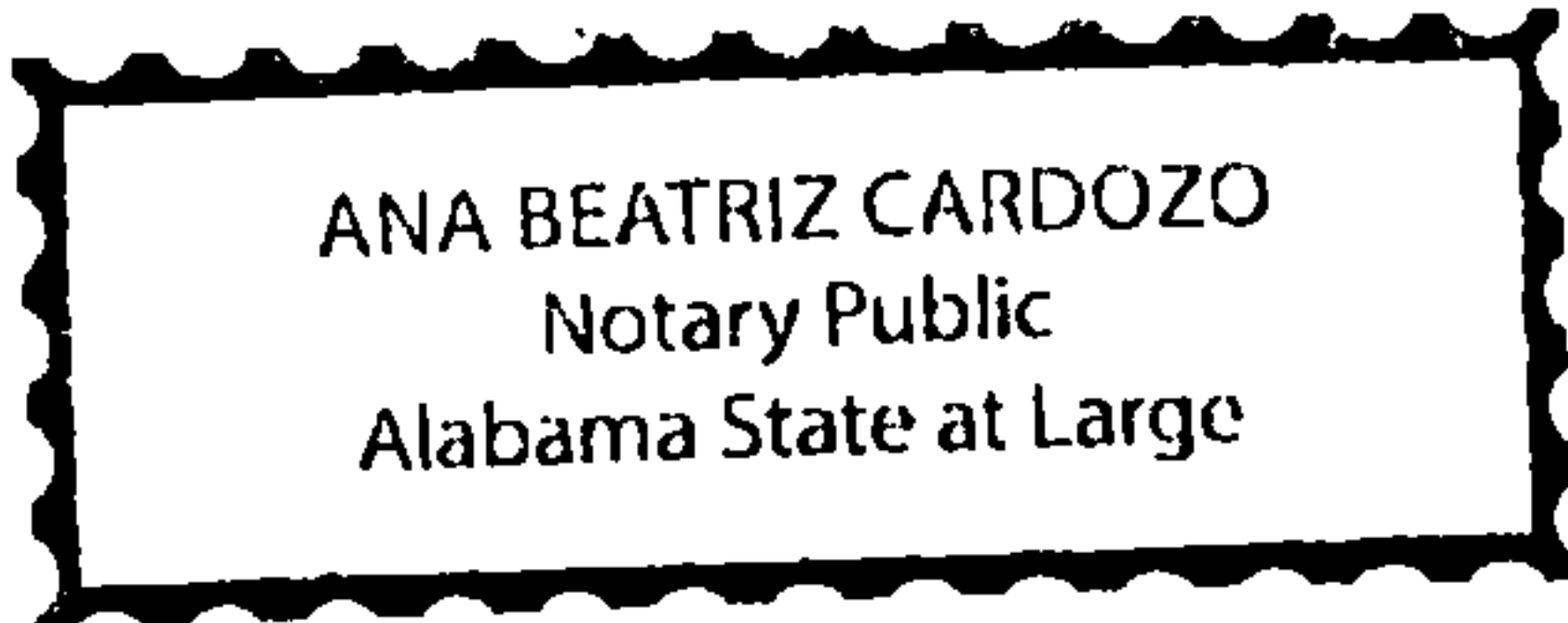
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **ALBERTO JESUS OSORIO**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he/ she has executed the foregoing conveyance.

Given under my hand and official seal, this the 4th day of August, 2021.



20210809000383780 3/4 \$62.50
Shelby Cnty Judge of Probate, AL
08/09/2021 08:51:55 AM FILED/CERT



Ana B. Cardozo
NOTARY PUBLIC

PRINTED NAME: Ana B. Cardozo

My Commission Expires: 7/23/2025

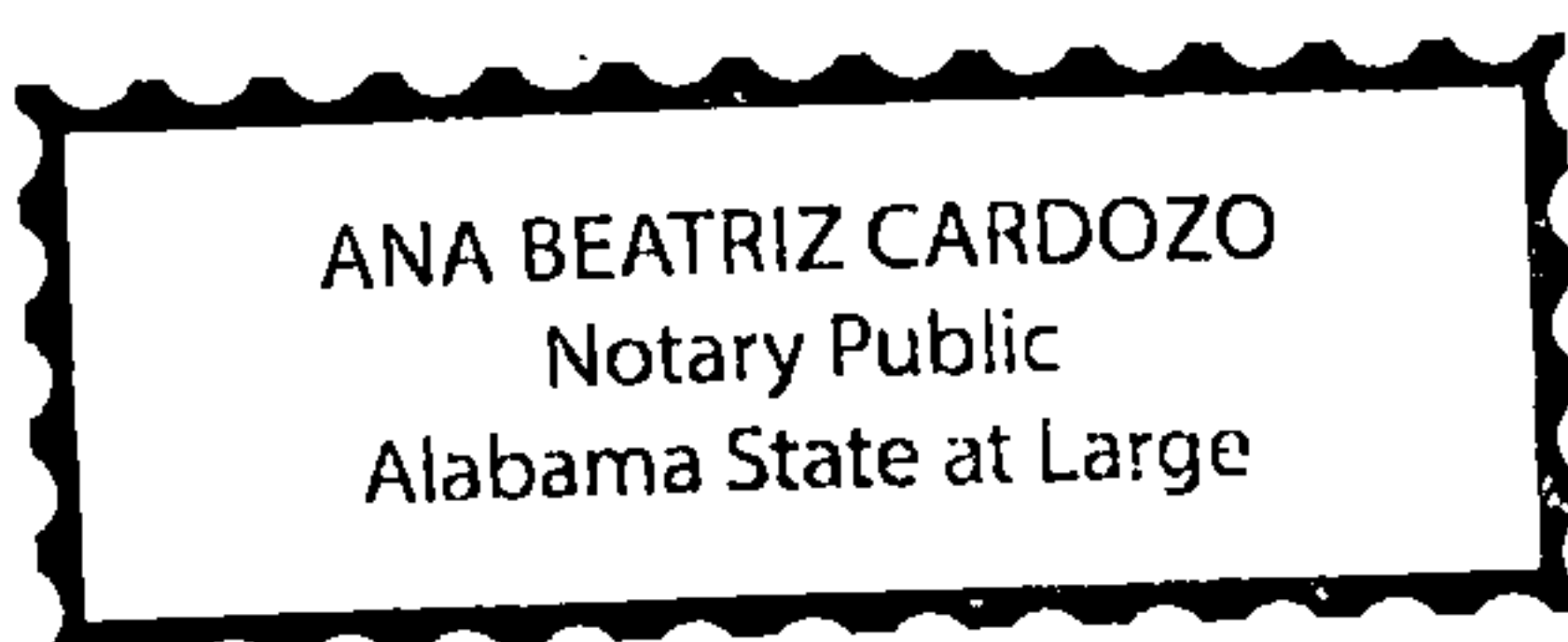
Albert Steven Osorio
Albert Steven Osorio (Grantor)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **ALBERT STEVEN OSORIO**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he/ she has executed the foregoing conveyance.

Given under my hand and official seal, this the 4th day of August, 2021.



Ana B. Cardozo
NOTARY PUBLIC

PRINTED NAME: Ana B. Cardozo

My Commission Expires: 7/23/2025

Real Estate Sales Validation Form

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

Grantor's Name ALBERT J. OSORIO
Mailing Address ALBERT STOR OSORIO
177 BROOK TRACE DR.

Grantee's Name HARRIS GASTON
Mailing Address 3441 BURLINGTON DRIVE
FULDALE, AL. 35068

Property Address 784 CATHARINE RIVER ESTATE
HOOPER, AL. 35244

Date of Sale

8/4/21

Total Purchase Price \$ 210,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



20210809000383780 4/4 \$62.50
Shelby Cnty Judge of Probate, AL
08/09/2021 08:51:55 AM FILED/CERT

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 DEED

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 8/4/21

Print ALBERT J. OSORIO

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1