

FILE NO: V21-180

Send Tax Notice To:

Adan Monroy Cueto
Janely Mondragon Sanchez
2817 Benton Street
Helena, AL 35080

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

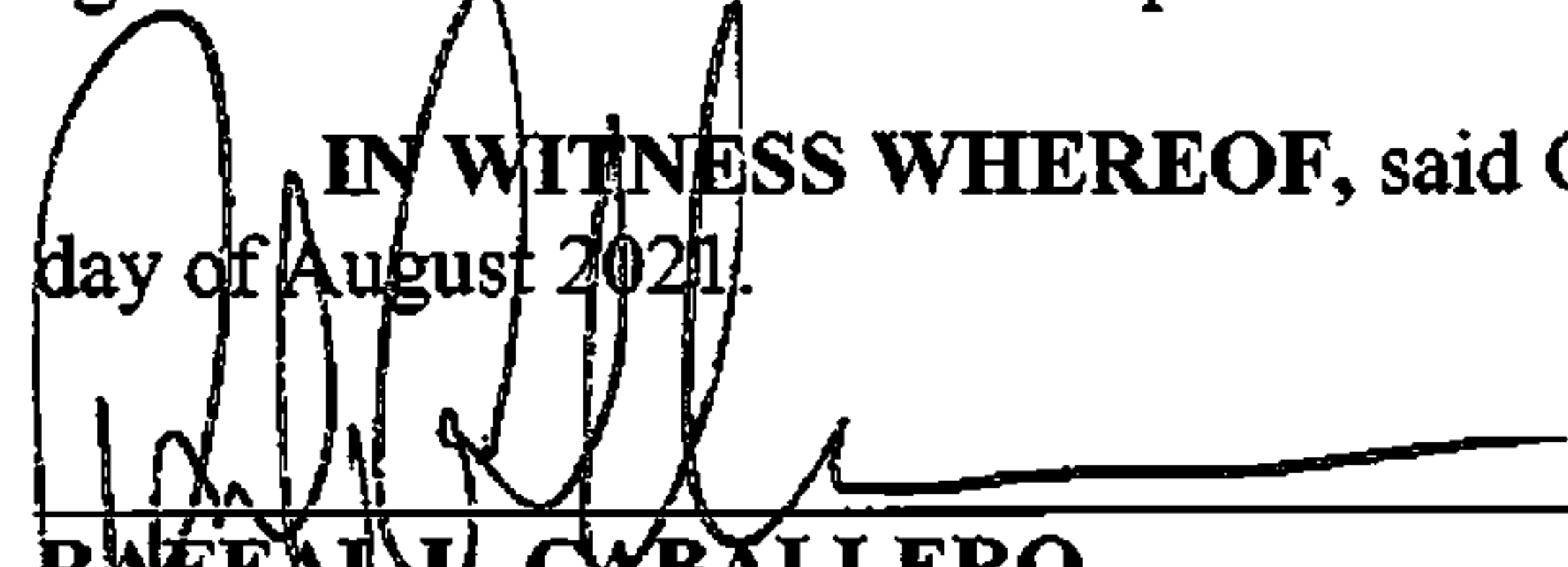
KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED FIFTY-FIVE THOUSAND DOLLARS AND 00/100 (\$355,000)** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **2817 BENTON STREET LAND TRUST** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **ADAN MONROY CUETO, A UNMARRIED MAN, AND JANELY MONDRAGON SANCHEZ, A UNMARRIED WOMAN** (hereinafter referred to as GRANTEES), the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 4, in Block 3 according to the survey of Shelena Estates, as record in Map Book 5, Page 25, in the Probate Office of Shelby County, Alabama, and the South 42.5 feet of lot 3, in Block 3 according to the survey of Shelena Estates, as recorded in Map Book 5, Page 25, in the Probate Office of Shelby County, Alabama.

*This is not the homestead of the seller.
*Commonly known as 2817 Benton Street, Helena, AL 35080.
*Parcel No. 13-5-21-4-002-009.00

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, then to the heirs and assigns of the GRANTEES, forever.

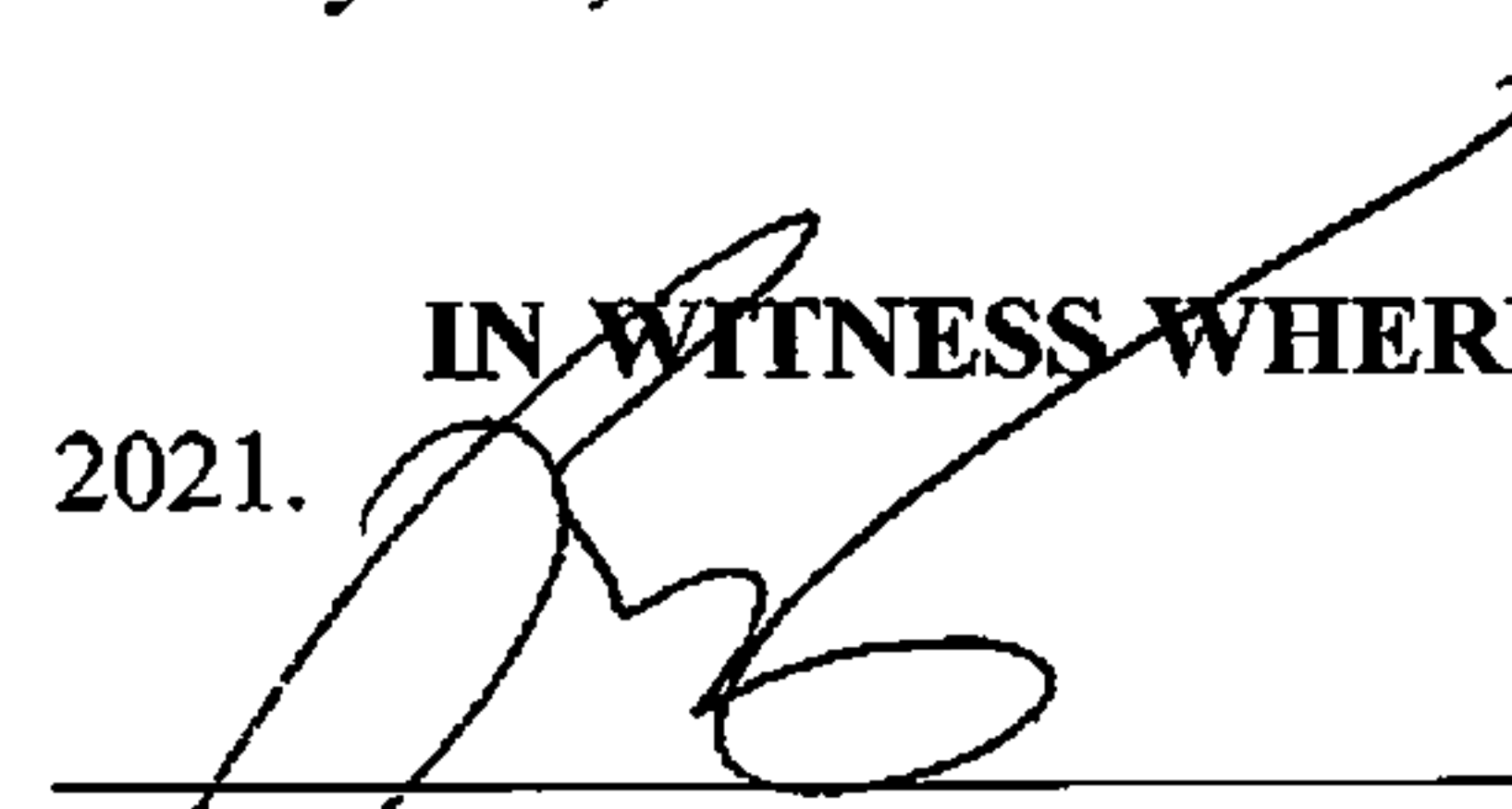
AND SAID GRANTOR, for said GRANTORS, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set his hands and seals this the 31st day of August 2021.

RAFAEL L. CABALLERO
TRUSTEE FOR 2817 BENTON STREET LAND

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rafael L. Caballero, in capacity as Trustee of 2817 Benton Street Land Trust, 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, executed the same voluntarily for and as the act of said.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 31st day of August 2021.


NOTARY PUBLIC
My Commission Expires: 12/1/2021

THIS INSTRUMENT PREPARED BY:
Brian M. Cloud, Esq.
Cloud Willis & Ellis, LLC
3928 Montclair Road Suite 227
Birmingham, Alabama 35213
205-322-6060

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	2817 Benton Street Land Trust, Rafael L. Caballero, Trustee and	Grantee's Name	Adan Monroy Cueto and Janely Mondragon Sanchez
Mailing Address	<u>215 Village Parkway</u> <u>Helena, Alabama 35080</u>	Mailing Address	<u>2817 Benton St</u> <u>Helena, Alabama 35080</u>
Property Address	<u>2817 Benton Street Helena, AL 35080</u>	Date of Sale	<u>8/31/2021</u>
		Total Purchase Price	<u>355,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 8/31/2021

☐ Unattested

(verified by)

Print Adan Monroy Cueto

Sign

(Grantor/Grantee/Owner/Agent) circle one

Date 8/31/2021

☐ Unattested

(verified by)

Print Janely Mondragon Sanchez

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2021 03:47:55 PM
\$380.00 KIMBERLY
20211008000493230

Allen S. Boyd