

205-733-2600
2700 Highway 280 Ste 380E
Birmingham, AL 35223

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2021-913

Send Tax Notice To:
Jerome A. Reynosa
1555 Mesa Verde Dr East 36A
Costa Mesa, CA 92626

20211103000532480
11/03/2021 10:15:19 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$87,500.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **George A. Gomperts, an unmarried man, by and through his attorney-in-fact, Robert A. Gomperts, and Robert A. Gomperts, an unmarried man**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jerome A. Reynoso** (herein referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 12, according to the re-survey of Laurel Cliffs, as recorded in Map Book 12, Page 35, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$70,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

The above referenced property is not the homestead of the Grantors.

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 GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 29th day of October, 2021.

George A. Gomperts, by and through his attorney-in-fact, Robert A. Gomperts

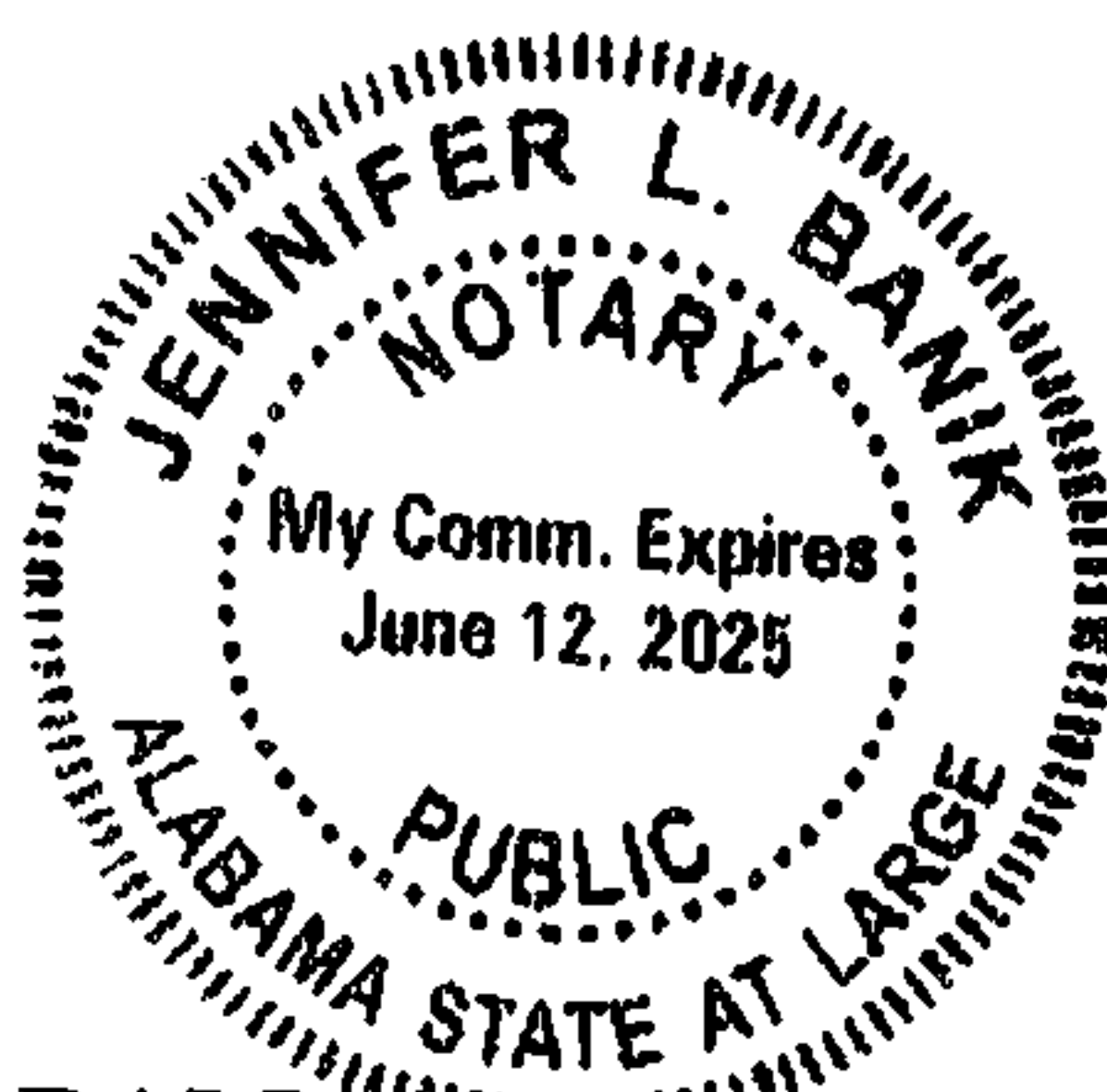
George A. Gomperts, by and through his attorney-in-fact, Robert A. Gomperts

Robert A. Gomperts
Robert A. Gomperts

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Robert A. Gomperts** 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of October, 2021.

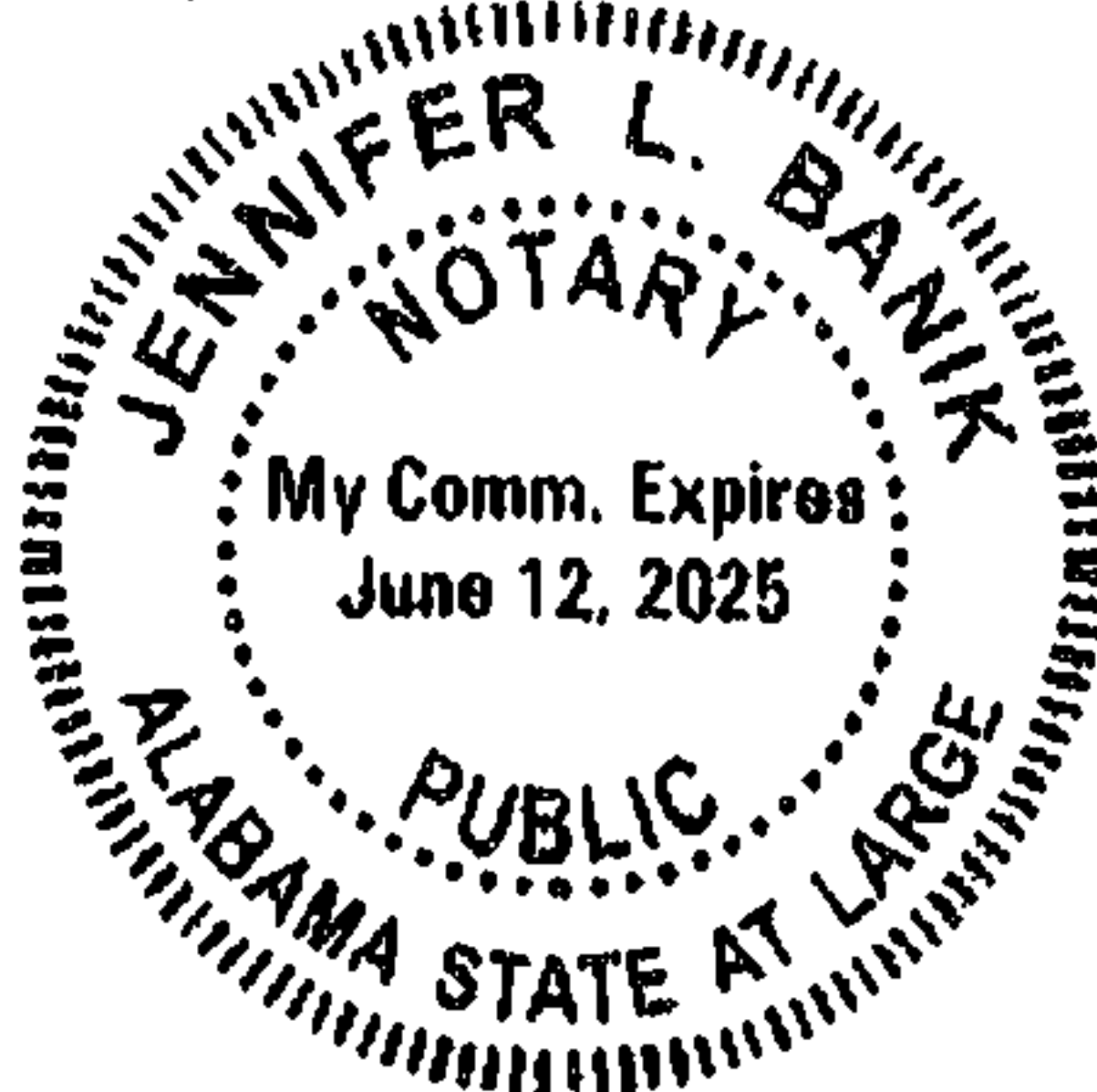


[Signature]
NOTARY PUBLIC
My Commission Expires: _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that **Robert A. Gomperts, whose name as Attorney in Fact for George A. Gomperts**, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 29 day of October, 2021



[Signature]
Notary Public
My commission expires: _____

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

Grantor's Name George A. Gomperts and Robert A. Gomperts
 Mailing Address 215 Carl Nichols Drive
Pelham, AL 35124
 Property Address 215 Carl Nichols Drive
Pelham, AL 35124

Grantee's Name Jerome A. Reynosa
 Mailing Address 1555 Mesa Verde Drive East, 36A
Costa Mesa, CA 92626
 Date of Sale October 29, 2021
 Total Purchase Price \$87,500.00
 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)

☐ Bill of Sale
☐ Sales Contract

☐ Appraisal
☐ Other:

☒ 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 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 10-29-21

Print

Michelle Buncey

Sign

Michelle Buncey
 (Grantor/Grantee/ Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/03/2021 10:15:19 AM
 \$45.50 JOANN
 20211103000532480

Form RT-1

Ann S. Bayl