

20220203000049240

02/03/2022 10:15:42 AM

DEEDS 1/5

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to:

Rodrigo Salvador Arana Flamenco
800 Waterford Circle
Calera, AL 35040

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

SEVENTEEN

FIVE HUNDRED

\$217,500.00

That in consideration of **TWO HUNDRED ~~TWENTY FIVE~~ THOUSAND DOLLARS, (~~\$225,000.00~~)** AND **OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Lainie Sue Robinson Miller**, a/an married woman, **Alan Arthur Williams**, a/an married man, **Linda Marjorie McFarland**, a married woman, being the beneficiaries of **Ruth M. Robinson, Deceased**, and **Lainie Sue Robinson Miller**, as Personal Representative of the Estate of **Ruth M. Robinson, deceased**, Jefferson County Probate Case No. **21BES001126** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rodrigo Salvado Arana Flamenco** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 379, according to the Survey of Waterford Highlands, Sector 1, as recorded in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama..

SUBJECT TO: Easements, Restrictions and Rights-of-Way of record.

The above-described property does not constitute the homestead of any grantor, nor that of their respective spouse, neither is it contiguous thereto.

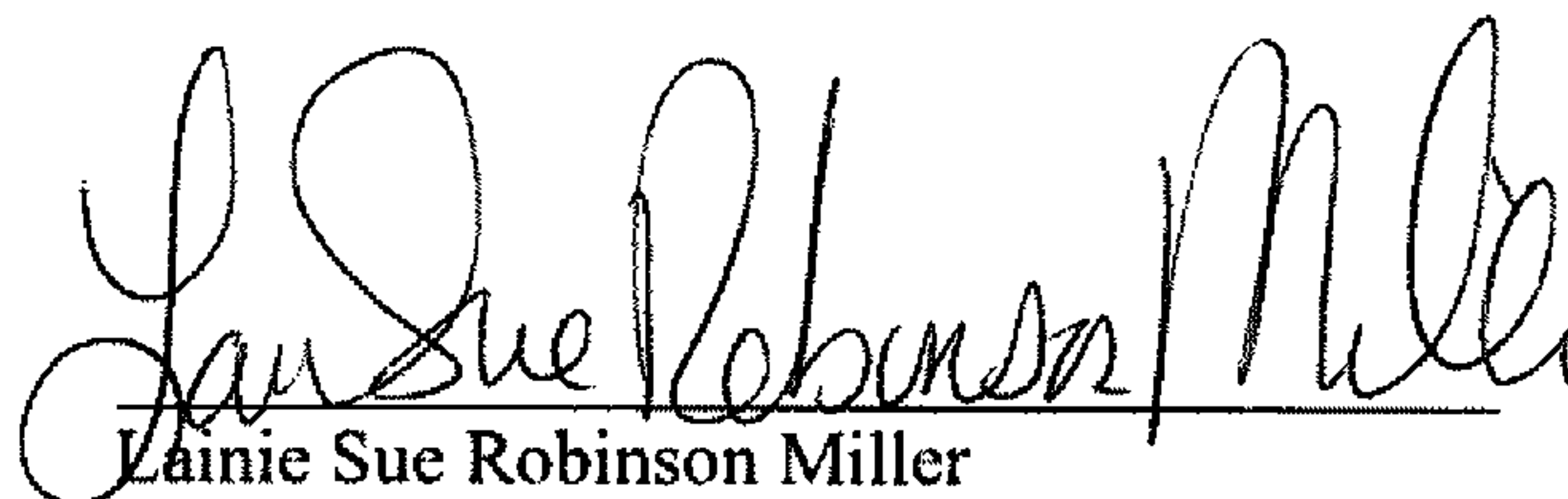
Wayne A. Robinson, the other Grantee in that certain vesting deed recorded in Instrument No.

20050328000137760, in the Probate Court of Shelby County, Alabama, died on or about November 14, 2021.

\$179,000.00 of the consideration recited herein was paid from the proceeds of a purchase
TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever. ^{money} _{mortgage.}

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

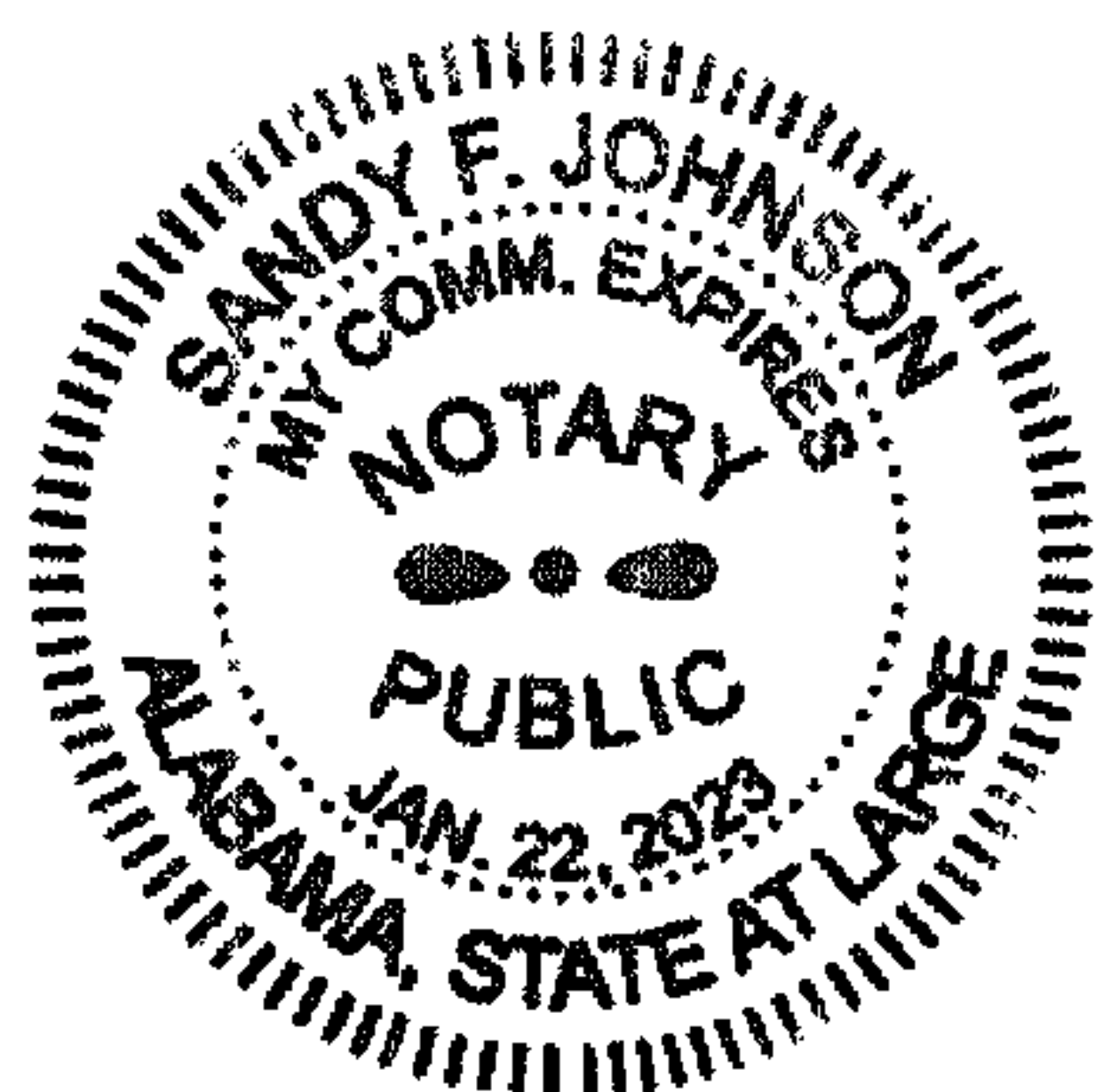
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 28 day of January, 2022.

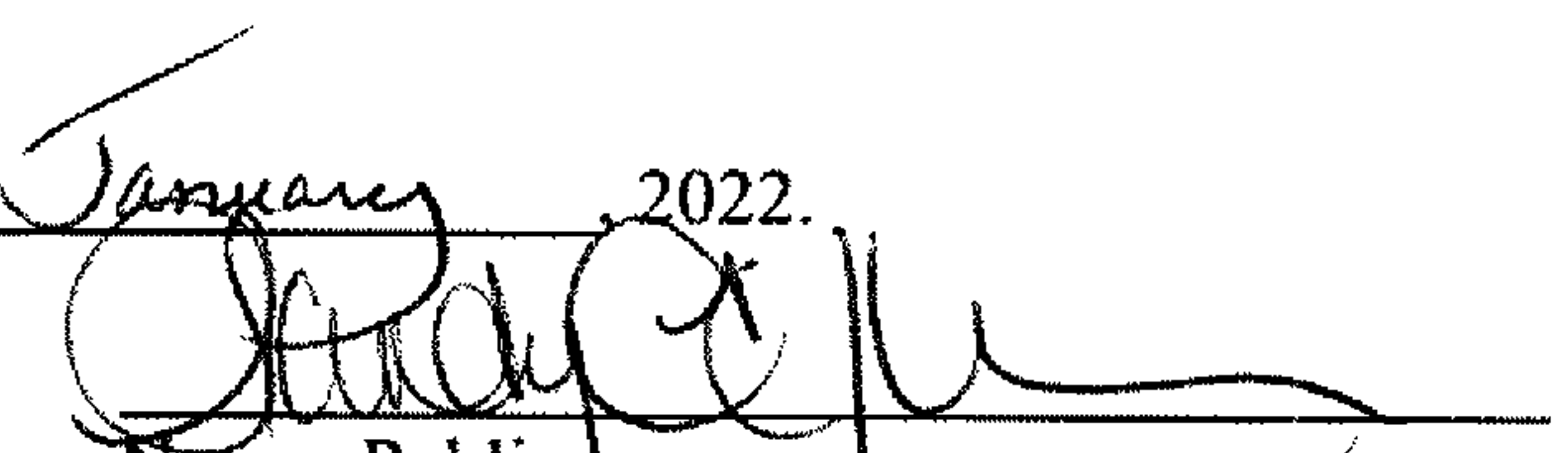
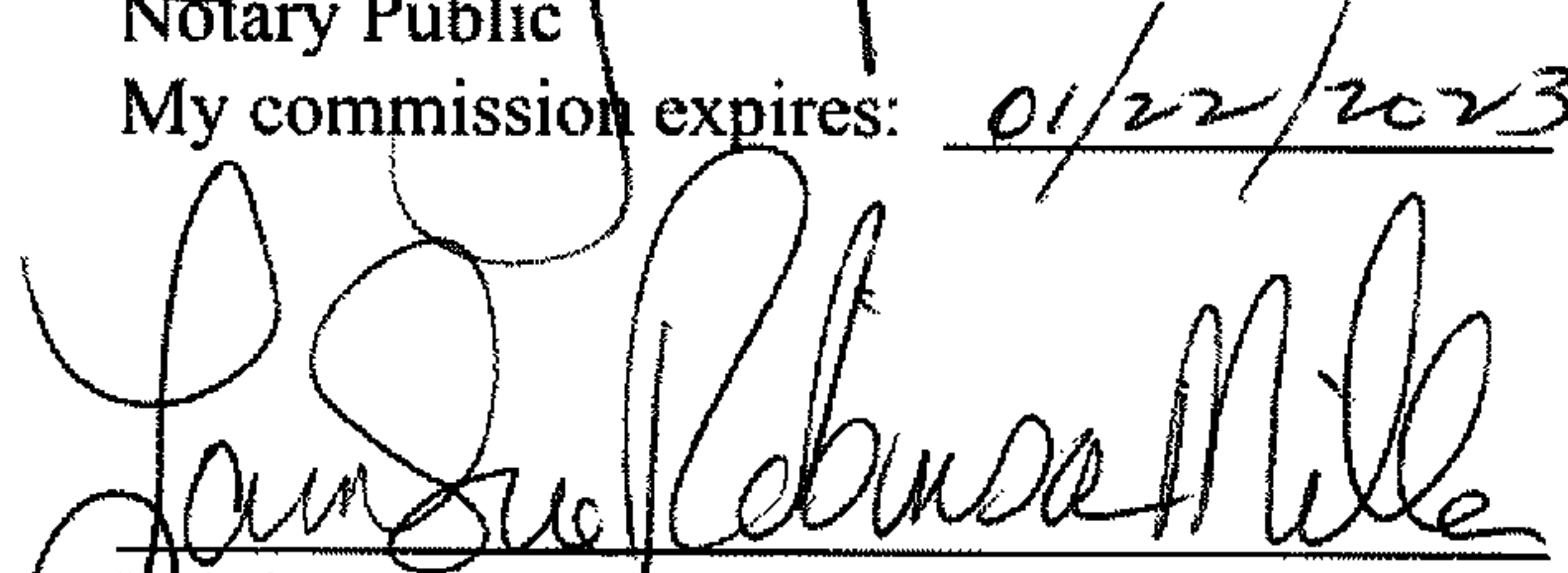

Lainie Sue Robinson Miller

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lainie Sue Robinson Miller**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of January, 2022.

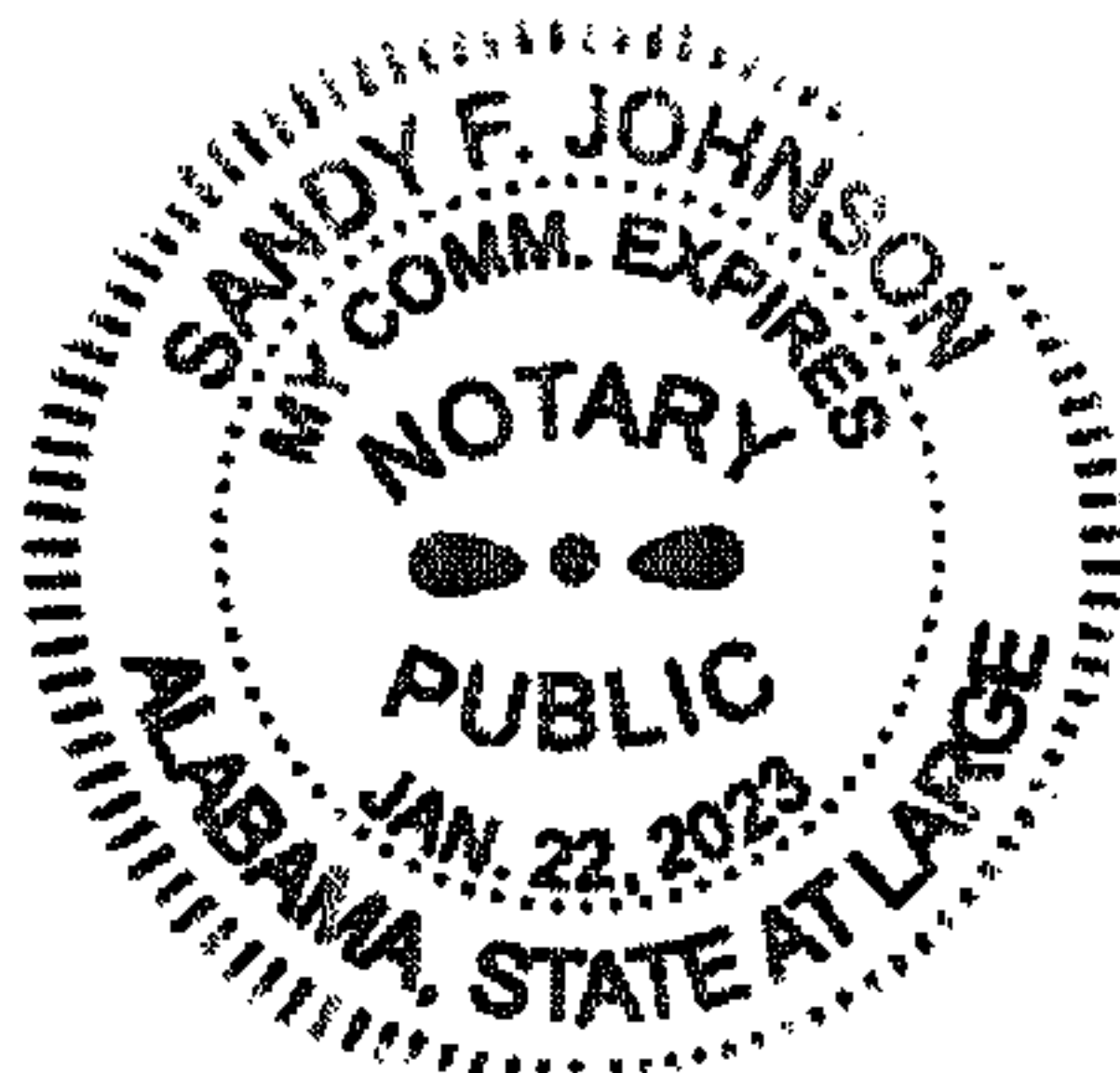



Notary Public
My commission expires: 01/22/2023

Lainie Sue Robinson Miller
Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lainie Sue Robinson Miller**, Personal Representative of the Estate of Ruth M. Robinson, deceased, 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, she, as such Personal Representative and with full authority, executed the same voluntarily and as the act of said estate.

Given under my hand and official seal this 28 day of January, 2022.



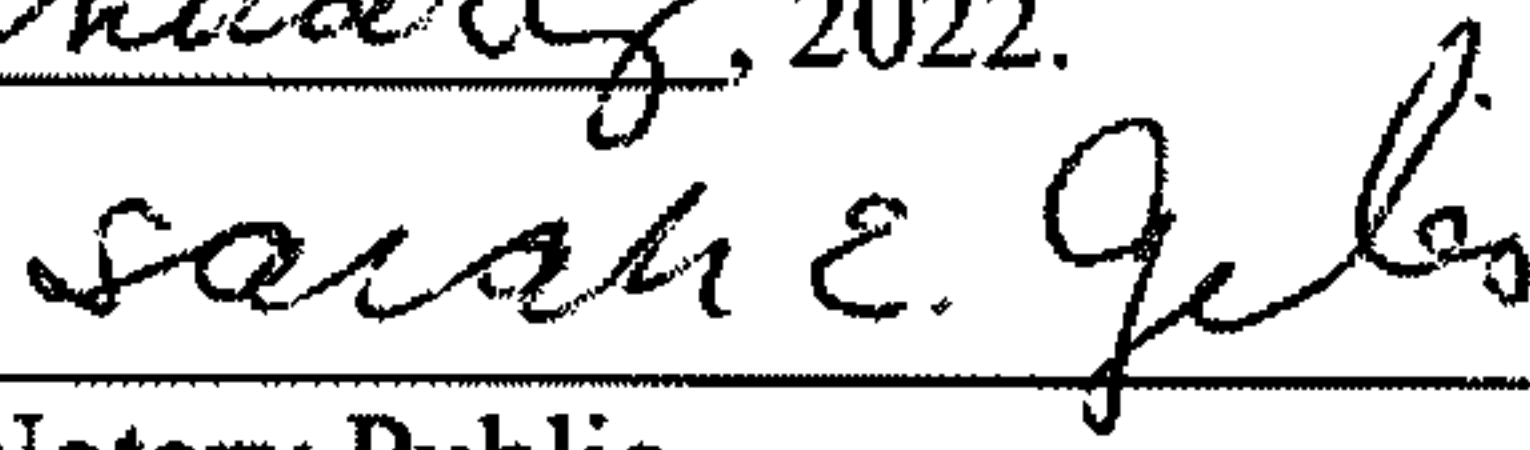

Notary Public
My commission expires: 01/22/2023


Alan Arthur Williams

STATE OF MAINE)
COUNTY OF Lincoln)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Alan Arthur Williams**, 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 on the day the same bears date.

Given under my hand and official seal this 18th day of January, 2022.

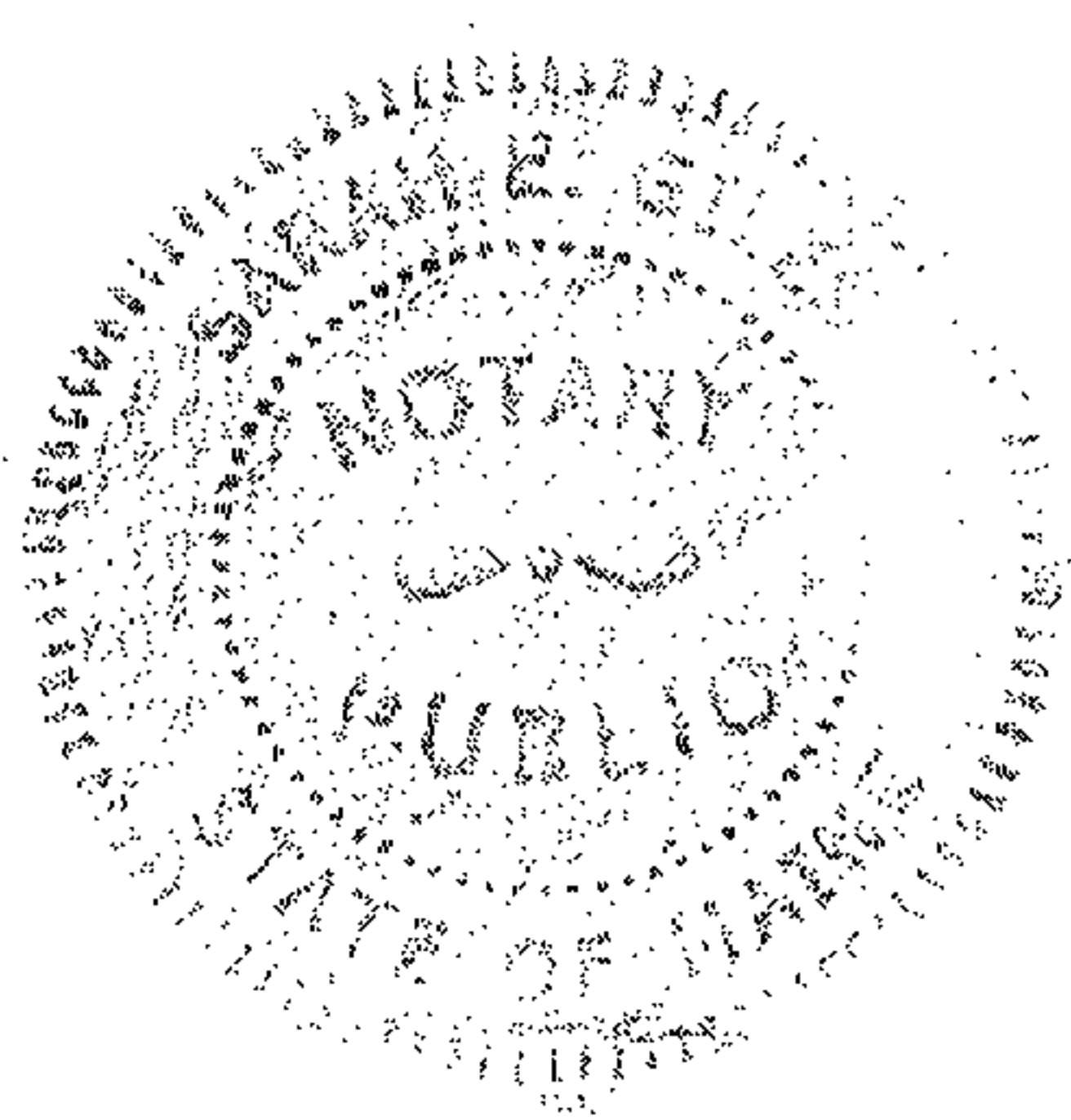


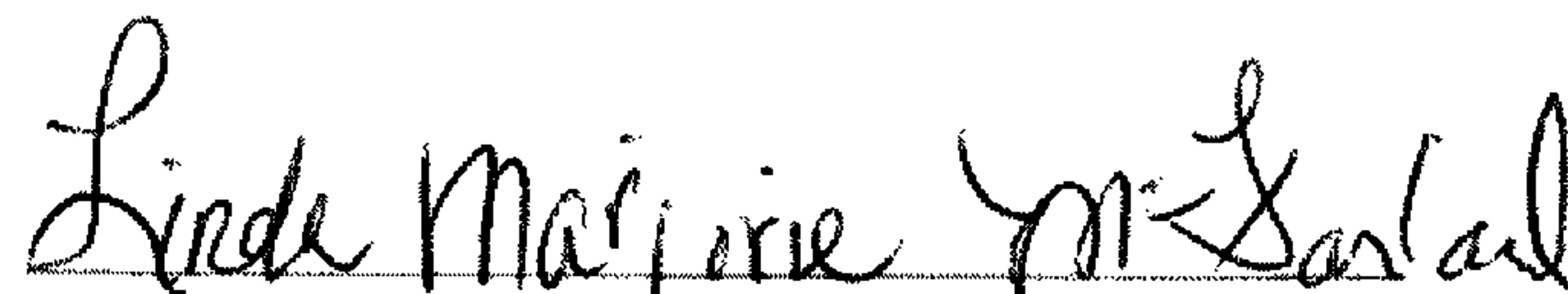
Notary Public

My commission expires:



SARAH E. GILES
NOTARY PUBLIC
State of Maine
My Commission Expires
March 3, 2026

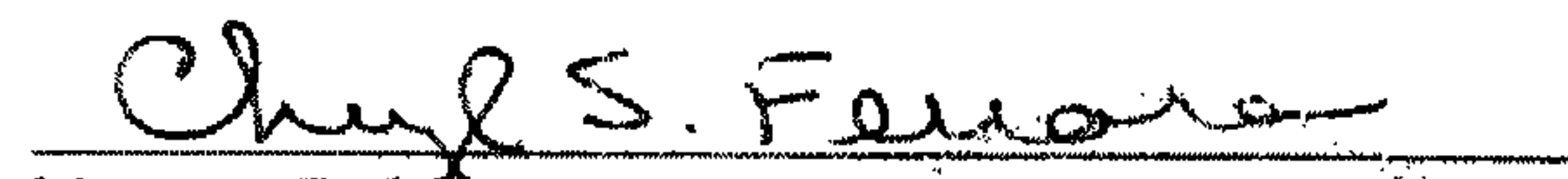



Linda Marjorie McFarland

STATE OF MAINE)
COUNTY OF Lincoln)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Linda Marjorie McFarland**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of January, 2022.


Notary Public

My commission expires:

CHERYL S. FERRARA
Notary Public, State of Maine
My Commission Expires 7/8/2028

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

Grantor's Name Estate of Ruth M. Robinson,
 Mailing Address Lainie Sue Robinson Miller
as Personal Representative
800 Waterford Cir.,
Calera, AL 35040

Grantee's Name Rodrigo Salvador Arana
 Mailing Address Flamenco
26008 Brigadier Pl. K.
Damascus, MD 20872

Property Address 800 Waterford Circle
Calera, AL 35040

Date of Sale 1/28/2022

Total Purchase Price \$ 217,500

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/03/2022 10:15:42 AM
 \$75.50 JOANN
 20220203000049240

Lainie S. Bayl

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

☐ Appraisal

☒ Sales Contract

☐ 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 1/28/2022

Print Sandy F. Johnson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1