

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:

Heriberto Felix Chanchavac Vincente
Karla Y. Hernandez Herrera
119 Sandpobble street
Alabaster, AL 35007

GENERAL WARRANTY DEED
With Right of Survivorship

22-0117 (1)
STATE OF ALABAMA

}

COUNTY OF JEFFERSON

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KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Seventy-Five Thousand Dollars and NO/100 (\$275,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Marc Mauro and Holly H. Mauro, husband and wife**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Felix H. Chanchavac Vincente, who is also known as Heriberto Felix Chanchavac Vincente and Karla Y. Hernandez Herrera** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Jefferson County, Alabama** to wit:

Lot 39, according to the Survey of Second Sector, Portsouth, as recorded in Map Book 6, Page 37, in the Probate Office of Shelby County, Alabama

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$220,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), 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 good right to sell and convey the same as aforesaid; that we will and our heirs, excutors 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, the undersigned GRANTORS have hereunto set their hands and seals,
this 16th day of February, 2022.

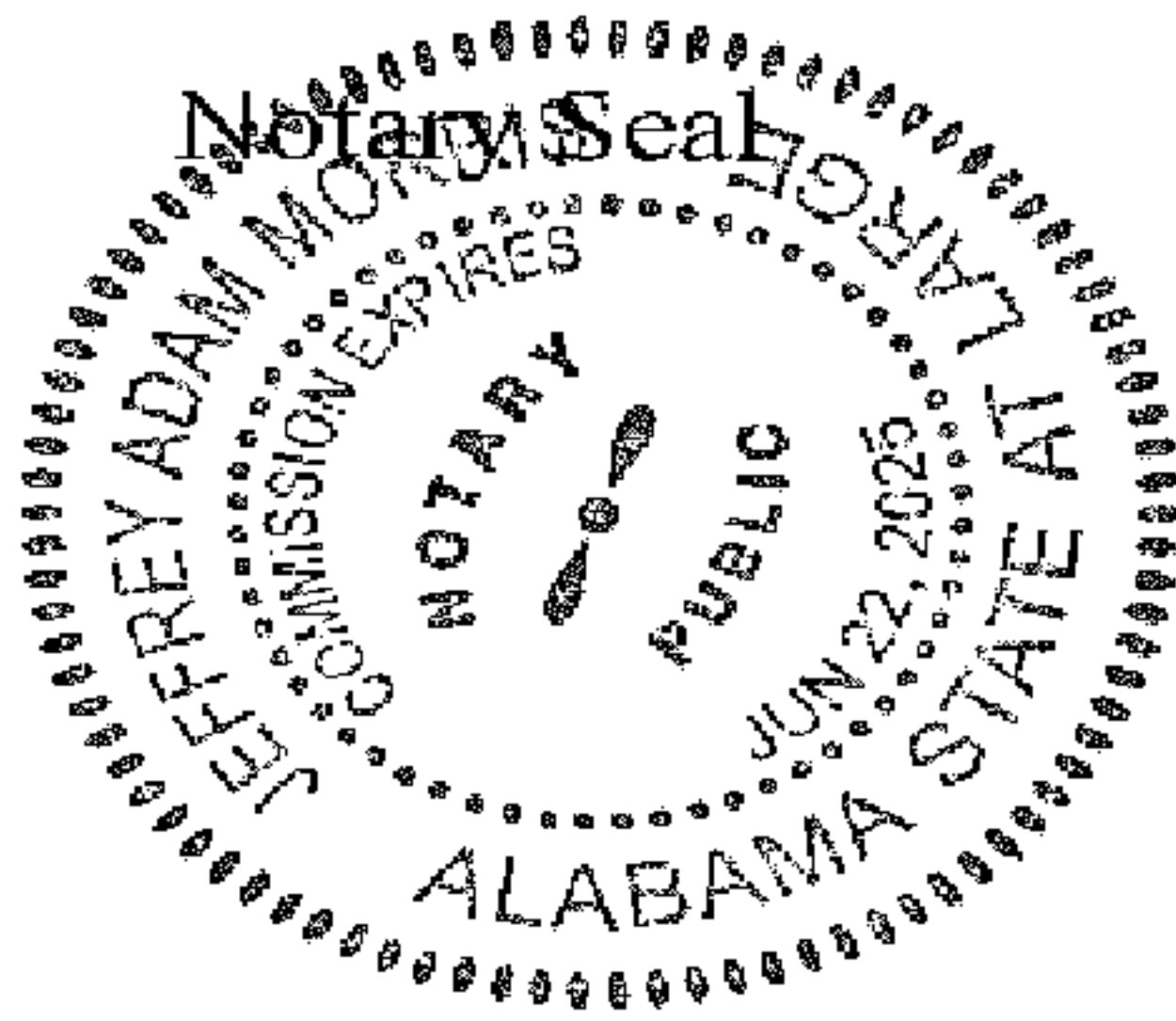


Marc Mauro

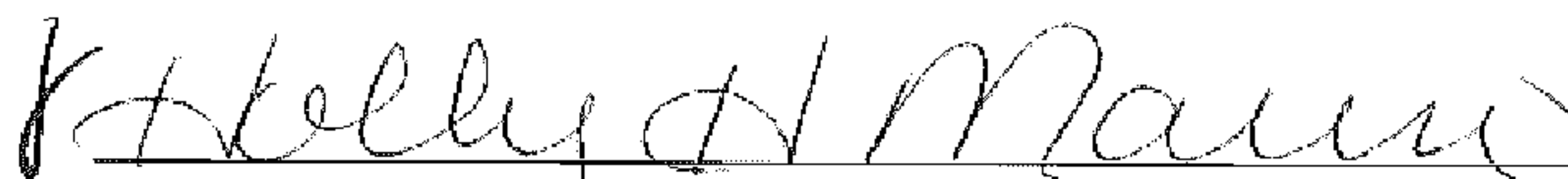
STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Marc Mauro** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of February, 2022.



Notary Public
My commission expires: 6/22/2025

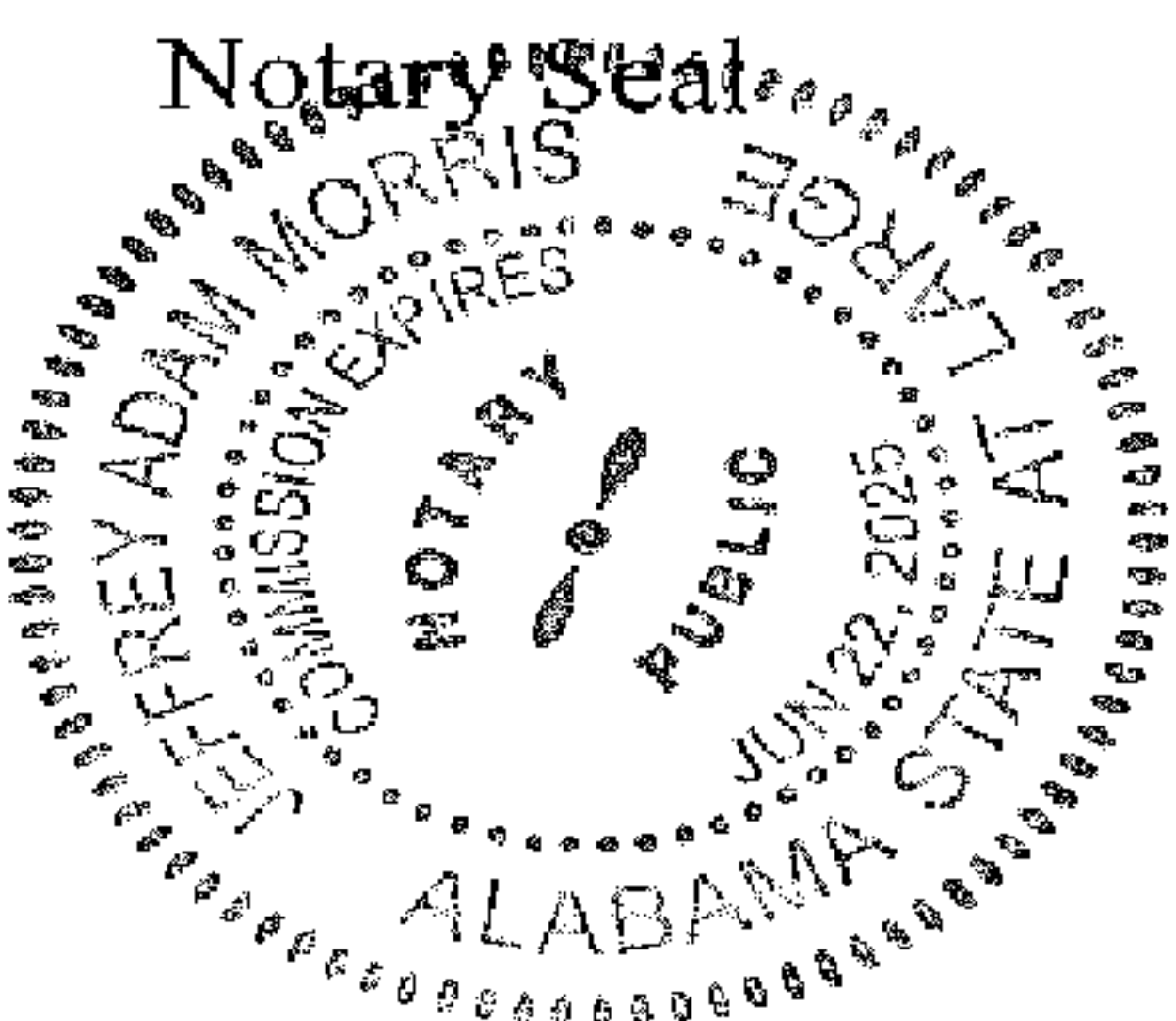


Holly H. Mauro

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Holly H. Mauro** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of February, 2022.



Notary Public
My commission expires: 6/22/2025

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

Grantor's Name	Marc Mauro Holly H. Mauro	Grantee's Name	Heriberto Felix Chanchavac Vincente Karla Y. Hernandez Herrera
Mailing Address	<u>136 Market Pl. Cir.</u> <u>St B Cakra, AL</u> <u>Box 354 35040</u>	Mailing Address	<u>119 Sandpebble St.</u> <u>Alabaster, AL 35007</u>
Property Address	119 Sandpebble St, Alabaster, AL 35007	Date of Sale	February 16th, 2022
Total Purchase Price	\$275,000.00	Actual Value	\$
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 2-16-2022

Print James Youfa

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2022 12:00:46 PM
\$84.00 CHERRY
20220217000069690

Allen S. Boyd