

THIS INSTRUMENT PREPARED BY:
Jeff W Parmer
Law Offices of Jeff W Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO
504 Waterford Lake, LLC
10 E 39th Street
New York, New York 10016



20220425000167410 1/3 \$60 50
Shelby Cnty Judge of Probate, AL
04/25/2022 08 42 47 AM FILED/CERT

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS That, for and in consideration of **ONE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$137,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Tanya Antuna and spouse, Rufino Antuna** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **504 Waterford Lake, LLC** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit

Lot 827, according to the Survey of Waterford Townhomes, Sector 1, Phase 1, as recorded in Map Book 31, Page 137, in the Probate Office of Shelby County, Alabama.

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

Property Address: **504 Waterford Lake Circle, Calera, AL 35040**

\$105,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein

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, its successors and assigns forever

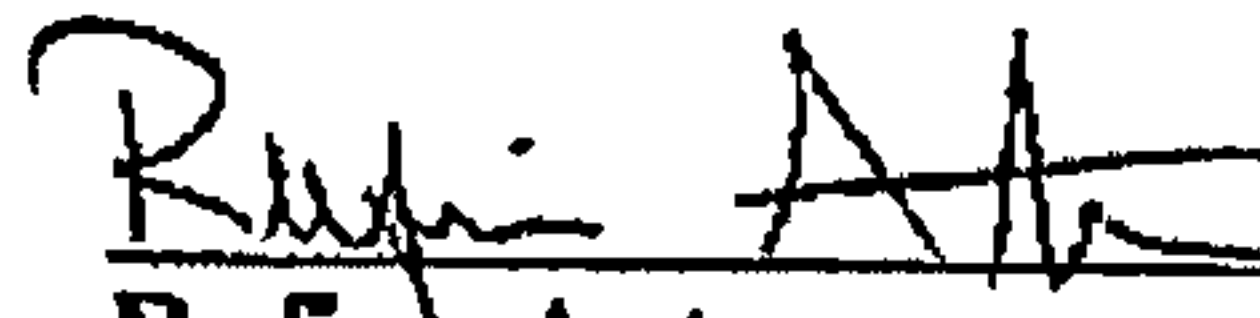
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate, that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above 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 successors and assigns, forever against the lawful claims of all persons



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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this 14th day of April, 2022.

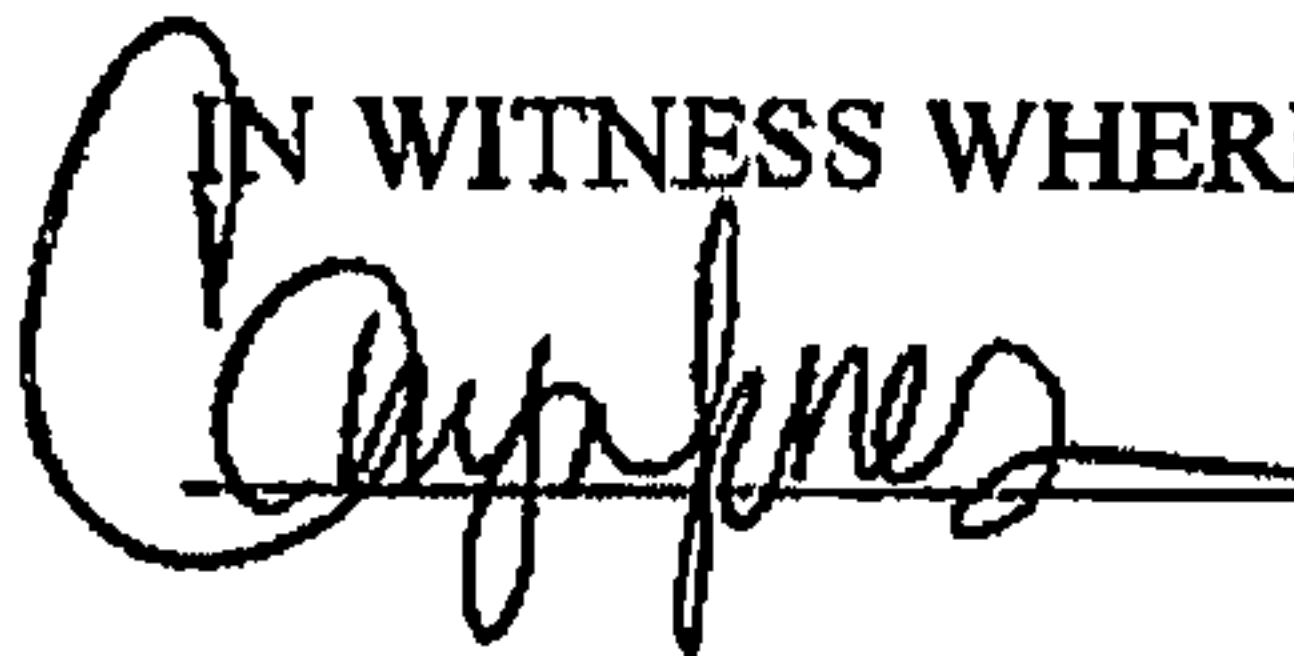

Tanya Antuna


Rufino Antuna

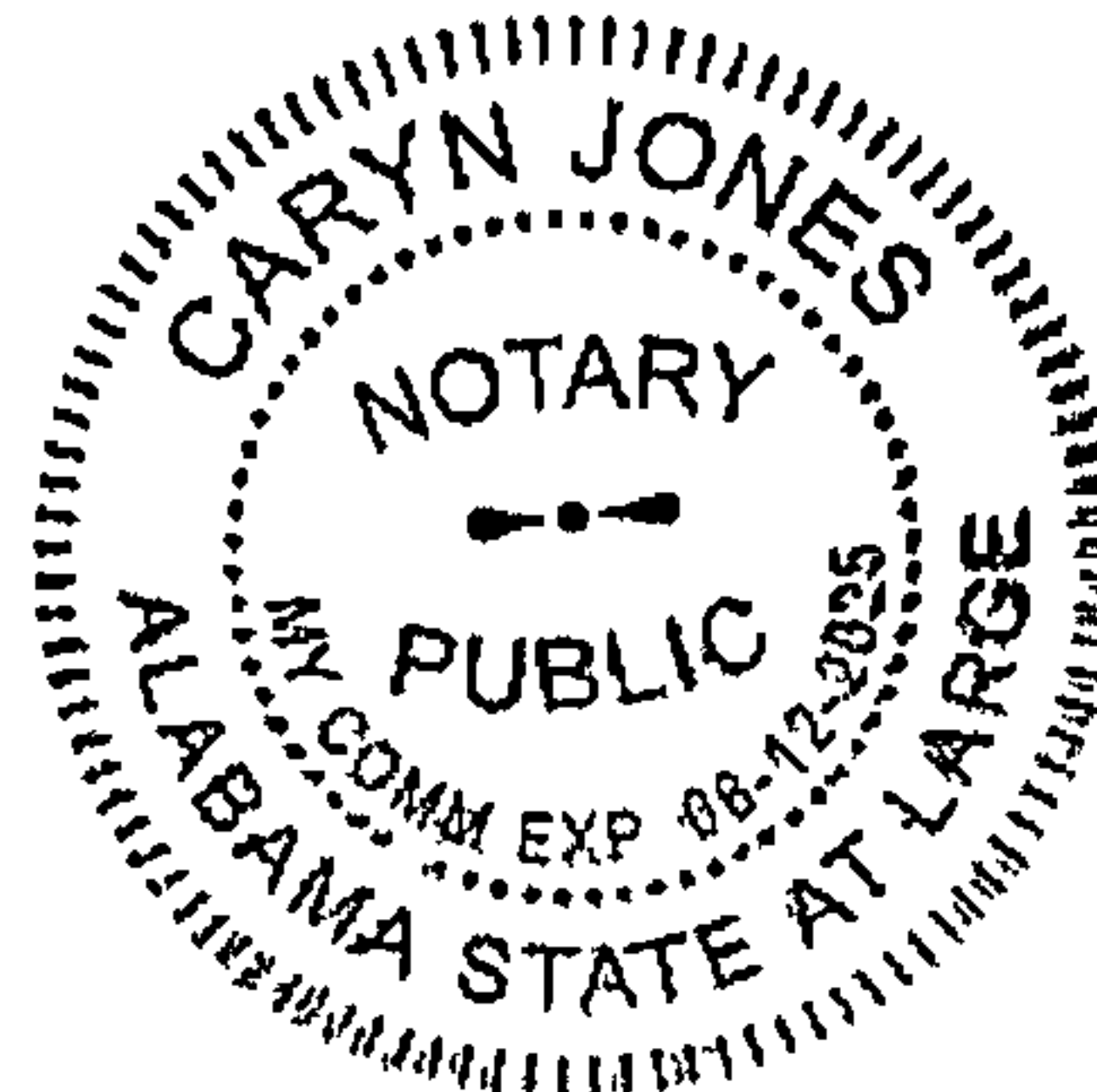
STATE OF Alabama
COUNTY OF Chilton

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Tanya Antuna and Rufino Antuna**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of April, 2022.



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 Tanya Antuna and Rufino Antuna
Mailing Address 2300 Stonewood Drive
Center Point, AL 35215

Grantee's Name 504 Waterford Lake, LLC
Mailing Address 10 E 39th Street
New York, NY 10016

Property Address 504 Waterford Lake Circle
Calera, AL 35040

Date of Sale April 21, 2022
Total Purchase Price \$137,500.00
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



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Shelby Cnty Judge of Probate, AL
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☒ 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 4-14-2022 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign Jeff W. Parmer
(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1