

ELECTRONICALLY FILED
4/28/2022 9:44 AM
58-CV-2017-900377.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

THIS INSTRUMENT PREPARED BY:

Yu Huang
ATTORNEY AT LAW
1 Perimeter Park South
Suite 100N
Birmingham, AL 35243
(205) 567-0203

CLERK'S DEED



20220506000186190 1/3 \$236.50
Shelby Cnty Judge of Probate, AL
05/06/2022 10:32:29 AM FILED/CERT

SEND TAX NOTICES TO:

Carlos Alberto Santin Garcia
104 Trail Circle
Alabaster, AL 35007

STATE OF ALABAMA)
CHILTON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, that a decree of transferring said property was entered by the Circuit Court of Shelby County, Alabama on the 2nd day of November 2021 in Case No. 58-CV-2017-900377.00. Said order providing for the transfer of the Estate Property of GRANTOR, Estate of Walter Beard, to the GRANTEE, Carlos Alberto Santin Garcia. Now therefore in consideration of the premises and in accordance with said order I, Mary H. Harris, Clerk of the Circuit Court of Shelby County, Alabama, for and in consideration of the sum of one Dollar and 00/100 (\$1.00), do hereby grant, bargain, sell and convey unto the said GRANTEE, absolutely and in fee simple, the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 33 according to the Survey of APACHE RIDGE SECTOR 5 as recorded in Map Book 17, Page 62, Shelby County, Alabama Records.


Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

NOTE: This deed was issued due to judicial order from Shelby County Circuit Judge Hewitt L. Conwill in a civil action in 58-CV-2017-900377.00

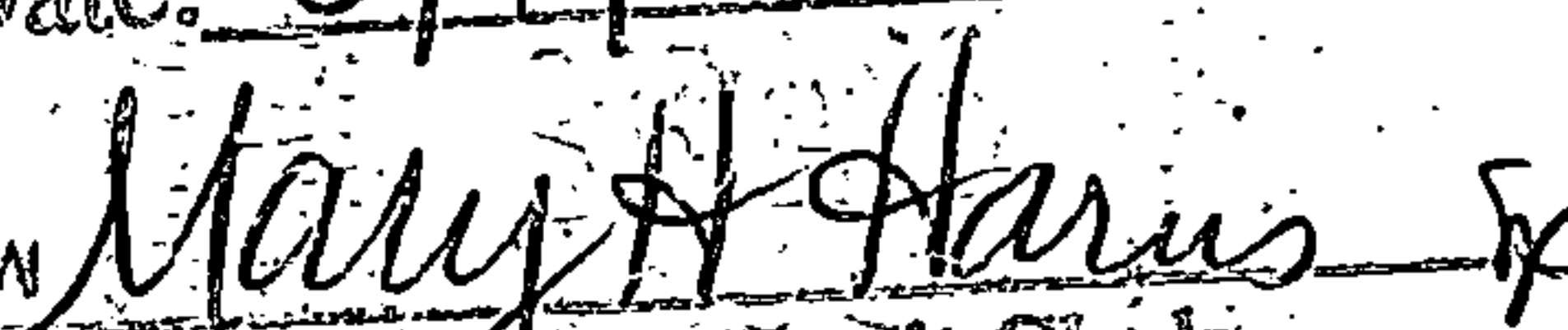
TO HAVE AND TO HOLD to the said GRANTEE, his heirs, executor, administrators, successors and assigns forever.

IN WITNESS WHEREOF, I, Mary H. Harris, Clerk of the Circuit Court of Shelby County, have hereunto set my hand and seal, on this 28 day of April, 2022.


Mary H. Harris,
CIRCUIT CLERK OF SHELBY COUNTY, AL

Certified a true and correct copy
Date: 5/6/22

MY COMMISSION EXPIRES


Mary H. Harris, Circuit Clerk
Shelby County, Alabama



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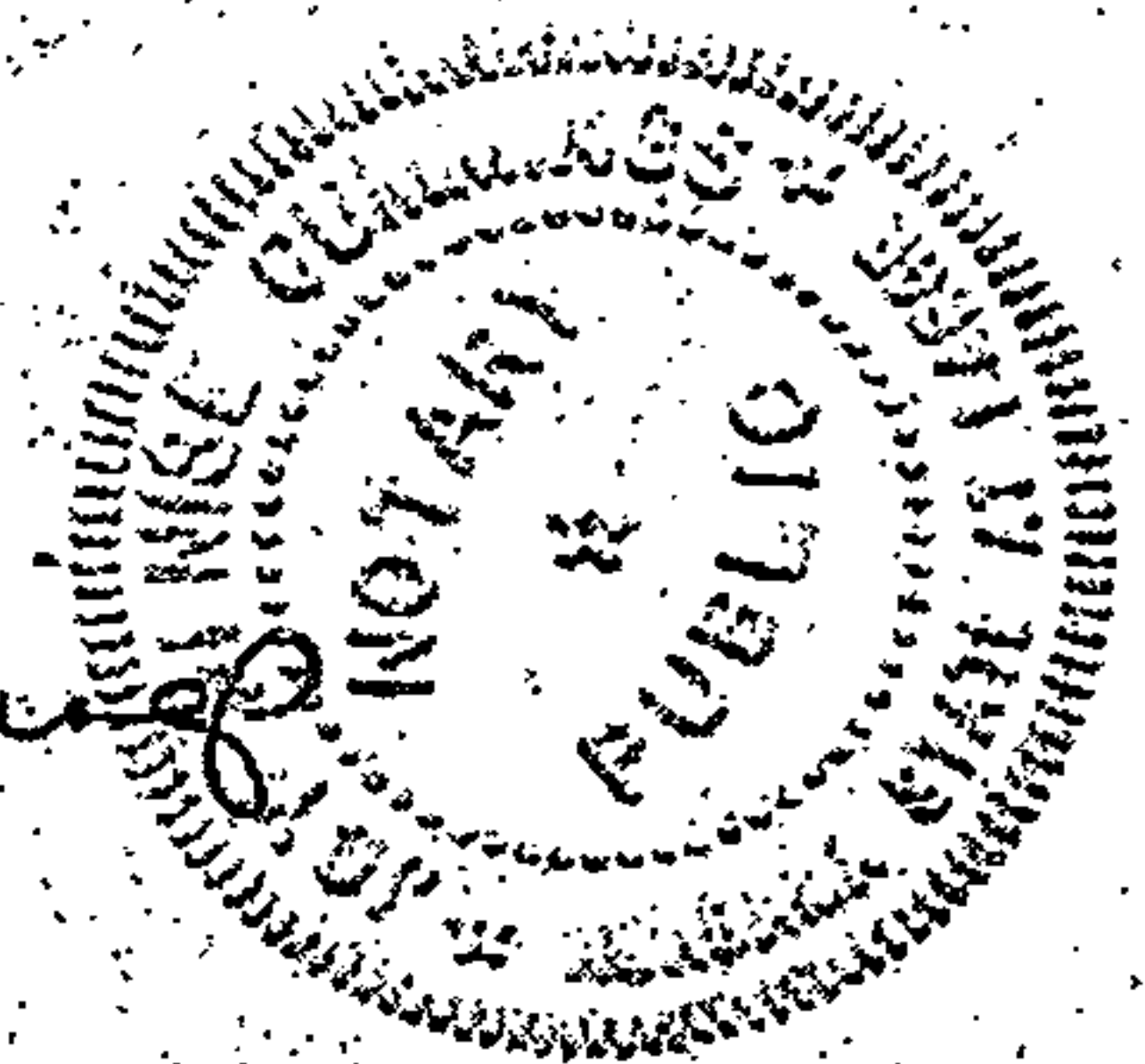
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that certify that Mary H. Harris, Clerk of the Circuit Court of Shelby County, Alabama, who is known to me to be the clerk in and for said county in said state, 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 this conveyance, he executed the same voluntarily on the day the same bears date. Under the authority of the orders entered by the Circuit Court of Shelby County, Alabama, on 28 day of April, 2022

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

Jay Denise Cummings
NOTARY PUBLIC
My Commission Expires: 3/21/24



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Circuit Clerk Mary Harris Grantee's Name Carlos Alberto Santin
Mailing Address Shelby County Mailing Address 104 Trail Circle
112 W Main St Alabaster, AL
Columbiana AL 35051 35007

Property Address 104 Trail Circle
Alabaster, AL
35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 208,100

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 5/06/2022

Print

Carlos Santin

Unattested



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Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1