

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:

ALBANELLYS PEREZ PEDROZA
225 BONNIEVILLE DRIVE
CALERA, AL 35040

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, KRISTINA LEE BASS, AN UNMARRIED PERSON (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto ALBANELLYS PEREZ PEDROZA (herein referred to as "Grantee"),, all of his/her right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

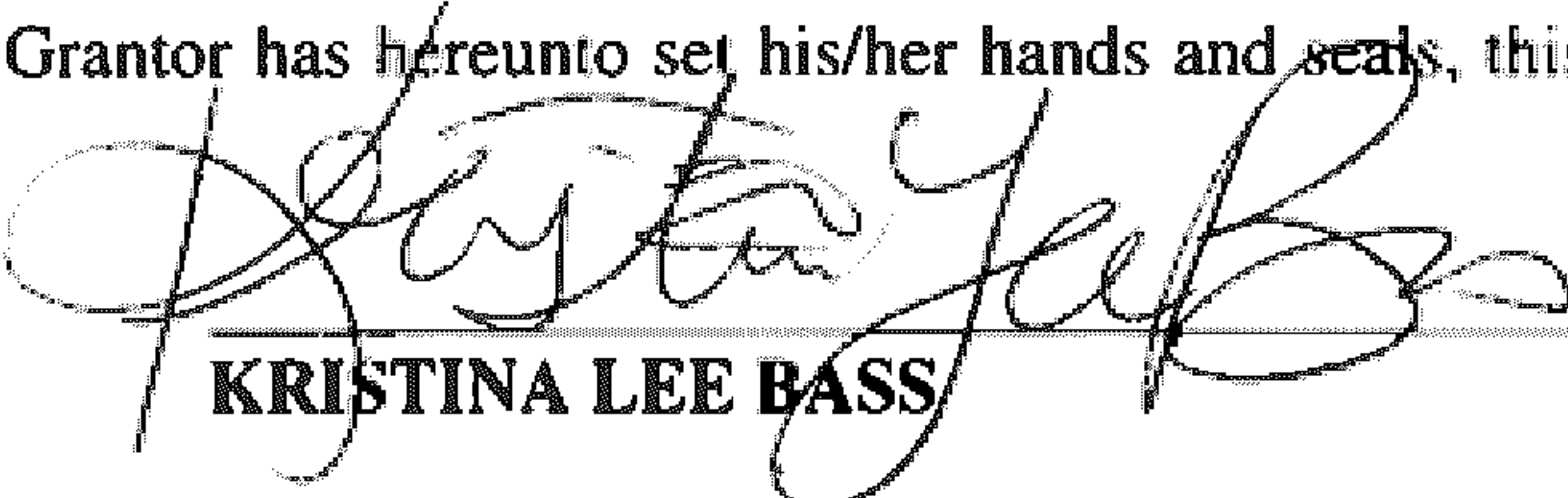
LOT 18, ACCORDING TO THE FINAL PLAT OF RIDGECREST SUBDIVISION, PHASE ONE, SECTOR ONE, AS RECORDED IN MAP BOOK 39, PAGE 13, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$211,105 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and his/her assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and his/her assigns forever, against the lawful claims of all persons.

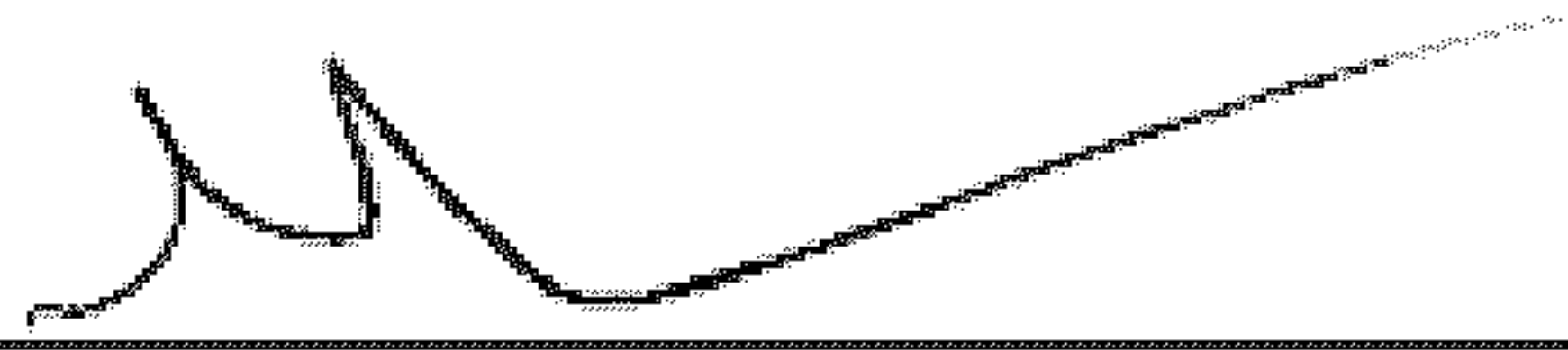
IN WITNESS WHEREOF, the Grantor has hereunto set his/her hands and seals, this 22nd day of JUNE, 2022.


KRISTINA LEE BASS

STATE OF ALABAMA)
JEFFERSON COUNTY)

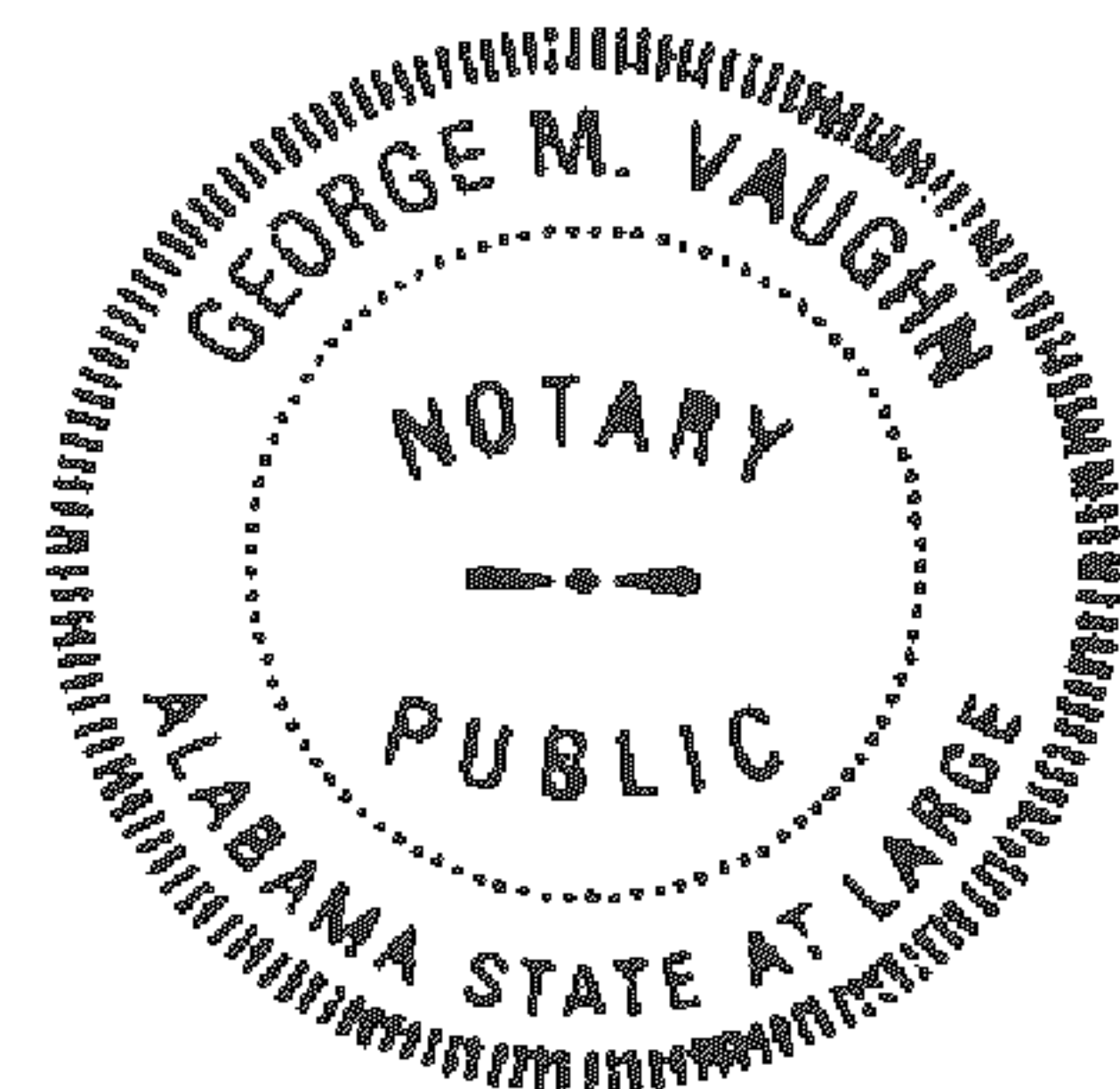
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, KRISTINA LEE BASS whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same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

Given under my hand and official seal this 22nd day of JUNE, 2022.



Notary Public

My Commission Expires: 9/18/2025



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

Grantor's Name KRISTINA LEE BASS
 Mailing Address c/o George Vaughn
100 Olde Towne Road, Suite 105
Vestavia Hills, AL 35216

Grantee's Name ALBANELLYS PEREZ PEDROZA
 Mailing Address 225 BONNEVILLE DRIVE
CALERA, AL 35040

Property Address 225 BONNEVILLE DRIVE
CALERA, AL 35040

Date of Sale JUNE 22, 2022Total Purchase Price \$215,000

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
 06/27/2022 08:20:00 AM
 \$32.00 JOANN
 20220627000254290



The purchase price or actual value claimed *Alvin S. Byrd* 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 6/22/2022Print George M. Vaughn☐ UnattestedSign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one