

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

Send Tax Notice To:
Maria Yolanda Jimenez Gutierrez
104 Cambridge Point Dr
Alabaster, AL 35007

GENERAL WARRANTY DEED

22-0772 ①
STATE OF ALABAMA }

COUNTY OF *Shelby* }

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Fifteen Thousand Dollars and NO/100 (\$215,000.00)** to the undersigned grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Jeffery D. Standifer and Anita J. Standifer, husband and wife**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Maria Yolanda Jimenez Gutierrez who is also known as Maria Jimenez Gutierrez** (herein referred to as Grantee whether one or more), the following described real estate, situated in Jefferson County, Alabama to wit:

Lot 2A, according to the Resurvey of Lot 2, Cambridge Pointe, First Sector, as recorded in Map Book 17, Page 84, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$172,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

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

Real Estate Sales Validation Form

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

| | | |
|--|-------------------------|---|
| Grantor's Name Jeffery D. Standifer Anita J. Standifer | Grantee's Name | Maria Yolanda Jimenez Gutierrez |
| Mailing Address 510 Cedar Grove Circle Maylene AL 35114 | Mailing Address | 104 Cambridge Pointe Dr. Alabaster, AL 35007 |
| Property Address | Date of Sale | June 28th, 2022 |
| 104 Cambridge Pointe Dr, Alabaster, AL 35007 | Total Purchase Price | \$ 215,000.00 |
| | 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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> X 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.

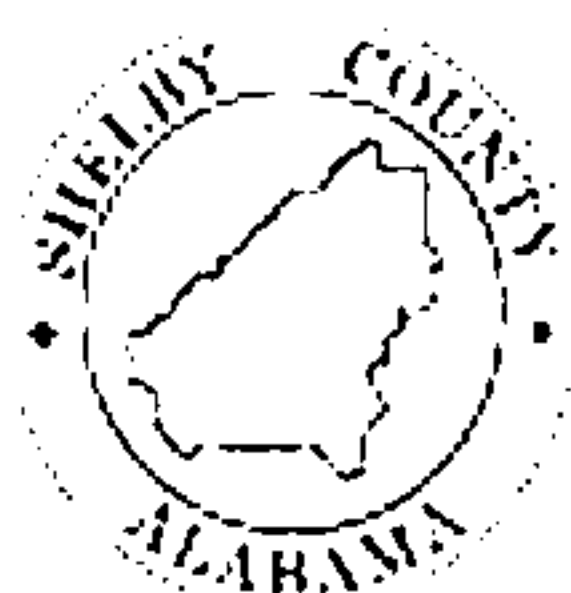
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 6-28-22

Print Jeff Morris

Sign _____
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2022 11:34:51 AM
\$71.00 BRITTANI
20220629000259280

Brittani S. Beyl