



20220802000301810 1/4 \$65.50
Shelby Cnty Judge of Probate, AL
08/02/2022 11:33:15 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Edgar Flores
5 Chatham Court
Pelham, AL 35124

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Lucina Aceves, a married woman** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Edgar Flores**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 4 and Lot 5 of Deer Springs Estates – Second Addition, as recorded in Map Book 5, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama, except that part of said Lot 4, more particularly described as follows:

Begin 137.07 feet from the most Southeasterly corner of Lot 4 and on the most Southerly property line of Lot 4: thence 20 degrees 02 minutes right a distance of 55.0 feet to the Southwest corner of Lot 4; thence 76 degrees 20 minutes right a distance of 160.2 feet to the Northwest corner of Lot 4; thence 162 degrees 51 minutes 05 seconds right a distance of 181.25 to the Point of Beginning.

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017.
Existing covenants and restrictions, easements, building lines and limitations of record.

The preparer of this instrument makes no representations as to the status of the title of the property conveyed herein. No title search requested and none conducted

Property does not constitute the homestead of the Grantors or that of their spouse.

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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 hereinabove 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 heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 08/02/2022
State of Alabama
Deed Tax: \$34.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 25th day of March, ~~2016~~ 2017.



Lucina Aceves



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STATE OF CALIFORNIA)
COUNTY OF Sacramento)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lucina Aceves, a married woman, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of March, ~~2016~~ 2017.



NOTARY PUBLIC
My Commission Expires: ~~06/02/2019~~

(MUST AFFIX SEAL)

SEE ATTACHED CALIFORNIA JURAT

JURAT



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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

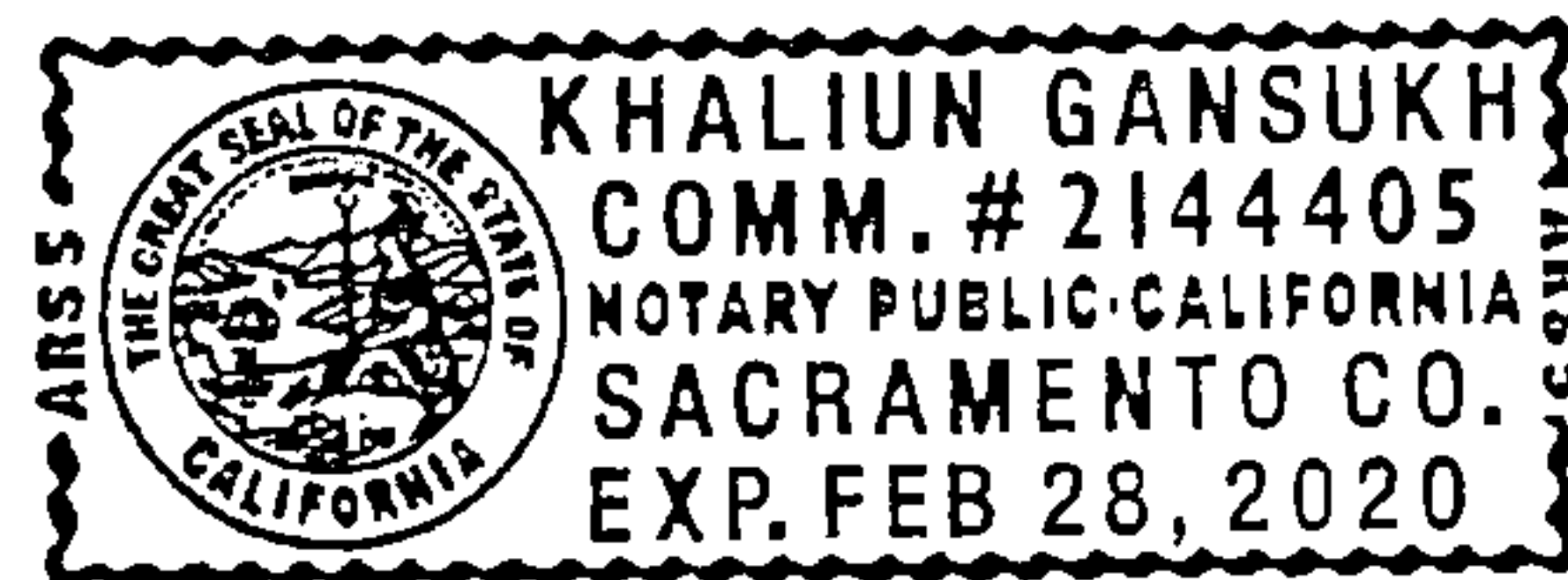
Subscribed and sworn to (or affirmed) before me on this 25th day of March,
2017 by Lucina Aceves

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]

Signature

(Seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

General Warranty

(Title or description of attached document)

Deed

(Title or description of attached document continued)

Number of Pages 2 Document Date 3/25/17

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Sec

Grantor's Name Lucina Aceves
Mailing Address 3000 Lerwick Road
Sacramento, CA 95821

Grantee's Name Edgar Flores
Mailing Address 5 Chatham Court
Pelham, AL 35124

Property Address 5 Chatham Court
Pelham, AL 35124

Date of Sale March 25, 2017

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 34,330.00

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/ Assessor's Appraised Value

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 03/25/17

Print Lucina Aceves

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one