

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Christopher Villa Perez
55 Lucas Lane
Montevallo AL 35115

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)



20221012000386790 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
10/12/2022 10:41:24 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of love and affection and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Erika Ivonne Villa, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Christopher Villa Perez (an unmarried man), hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2 of the Villa Subdivision as found in Map Book 52 Page 86, the same being recorded on the 8th day for June, 2020 in the office of the Judge of Probate of Shelby County, Alabama, said property being situated in Shelby County, Alabama.

Note: This is not a homestead property for Grantor.

Note: Assessed value of land is \$13,690.00.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 7 day of October, 2022 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Erika Ivonne Villa (L.S.)
Erika Ivonne Villa

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

Shelby County, AL 10/12/2022
State of Alabama
Deed Tax: \$14.00

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Erika Ivonne Villa, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7 day of October, 2022.

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 05/01/2024

Real Estate Sales Validation Form

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

Grantor's Name Enka Ivonne
Mailing Address Villa
55 Lucas Lane
Montevallo AL 35115

Grantee's Name Christopher Villa Perez
Mailing Address 55 Lucas Lane
Montevallo AL 35115

Property Address LOT 2 - Villa
Subdivisions

Date of Sale 10-7-22
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 13,690

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 Family transfer

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 10/12/22

Print Chris Smytheman

Unattested



20221012000386790 2/2 \$39.00
Shelby Cnty Judge of Probate, AL
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Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1