

20221202000440420
12/02/2022 01:17:27 PM
DEEDS 1/4

This instrument was prepared by:
GEORGE S. HABUREY, IV, Esq.
STS Alabama, LLC
1530 Hillyer Robinson Pkwy
Anniston, AL 36207

Send tax notice to:

GENERAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

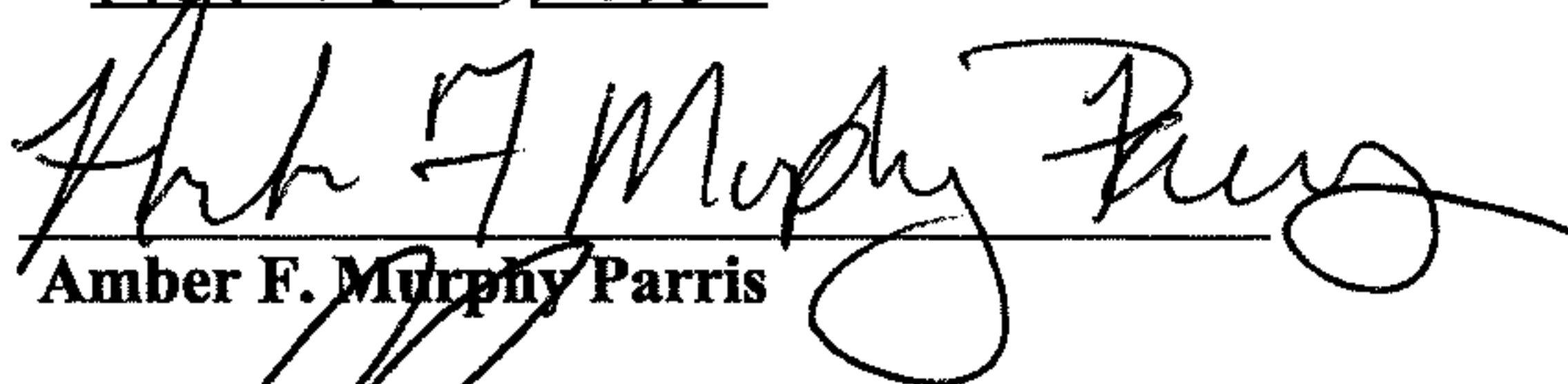
That in consideration of TEN Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Amber F. Murphy Parris, and her husband, John Patrick Parris** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Julio Cesar Perez Morales, and his wife, Mary Fabiola Gonzalez Bustos** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a 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 or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seals(s), this 30th day of November, 2022


Amber F. Murphy Parris


John Patrick Parris

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STATE OF ALABAMA)

GENERAL ACKNOWLEDGEMENT

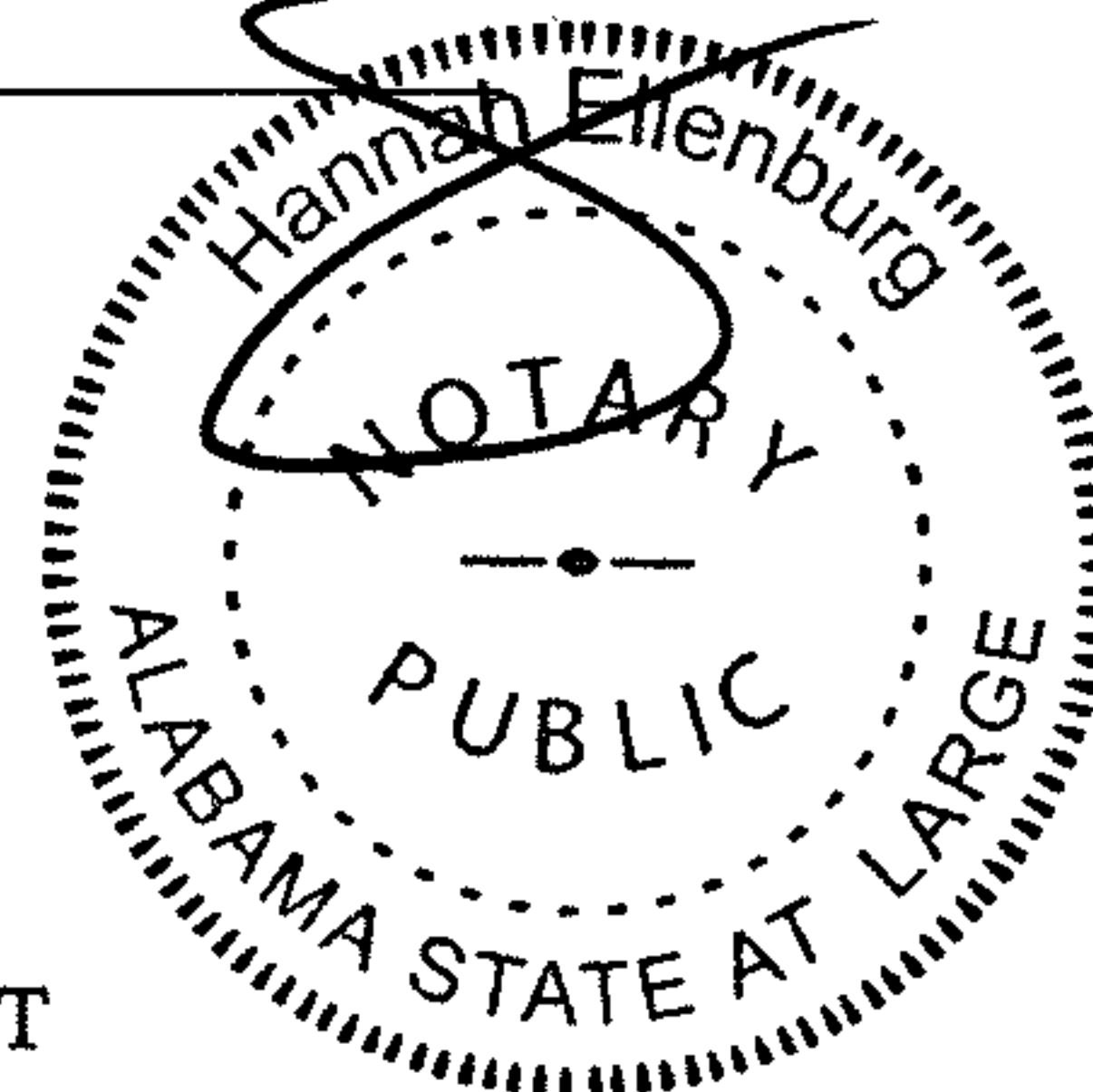
SHELBY COUNTY)

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that Amber F. Murphy Parris, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this date, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2022

Hannah Ellenburg
NOTARY PUBLIC

My Commission Expires: 3/15/24



STATE OF ALABAMA)

GENERAL ACKNOWLEDGEMENT

SHELBY COUNTY)

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that John Patrick Parris, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this date, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November 2022

Hannah Ellenburg
NOTARY PUBLIC

My Commission Expires: 3/15/24

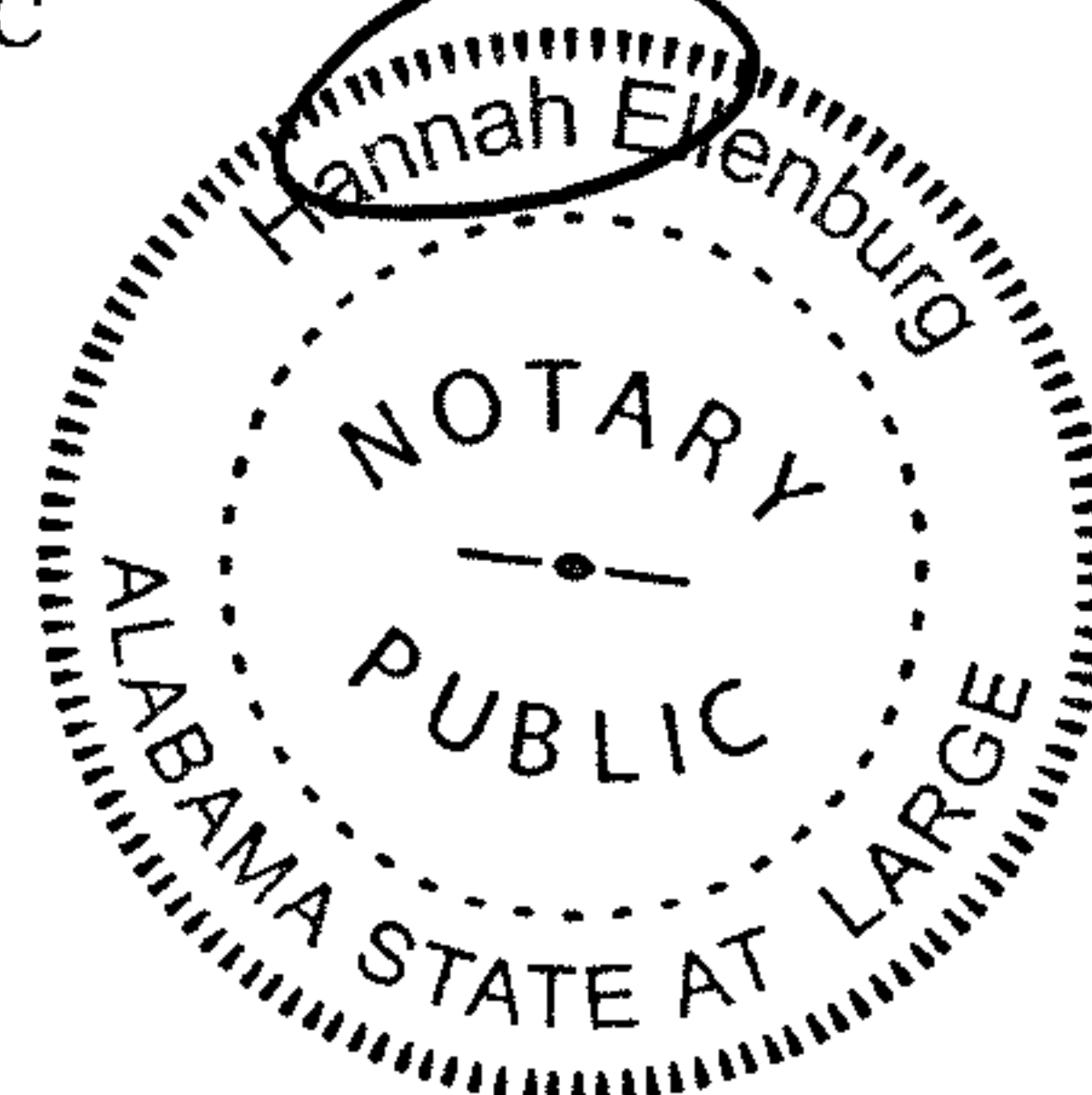


EXHIBIT A

LEGAL DESCRIPTION:

Land in Shelby County, Alabama, being Lot No. 25, according to the Survey of Riverchase West, Residential Subdivision, of record in Map Book 6, Page 78, as refiled in Map Book 6, Page 100, and Map Book 7, Page 150, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Amber F Murphy Parris and John Patrick Parris, by Warranty Deed - Joint Tenants with Right of Survivorship, from Joshua Perry, an unmarried man, dated March 2, 2018, of record in Instrument No. 20180309000077770, in the Probate Office for Shelby County, Alabama.

Subject property is commonly known as: 716 Riverchase Parkway W, Hoover, AL 35244.

Real Estate Sales Validation Form

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

Grantor's Name Juanne Amber Parris
Mailing Address 1930 Lemon Mint Dr.
HOOVER, AL 35244

Grantee's Name Julio Morales, Mary Bustos
Mailing Address 710 Riverchase PKWY
HOOVER, AL 35244

Property Address 710 Riverchase PKWY Date of Sale 11/30/22
HOOVER, AL 35244 Total Purchase Price \$ 300,000 -
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)

☐ 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 11/30/22

Print Hannah Ellenburg

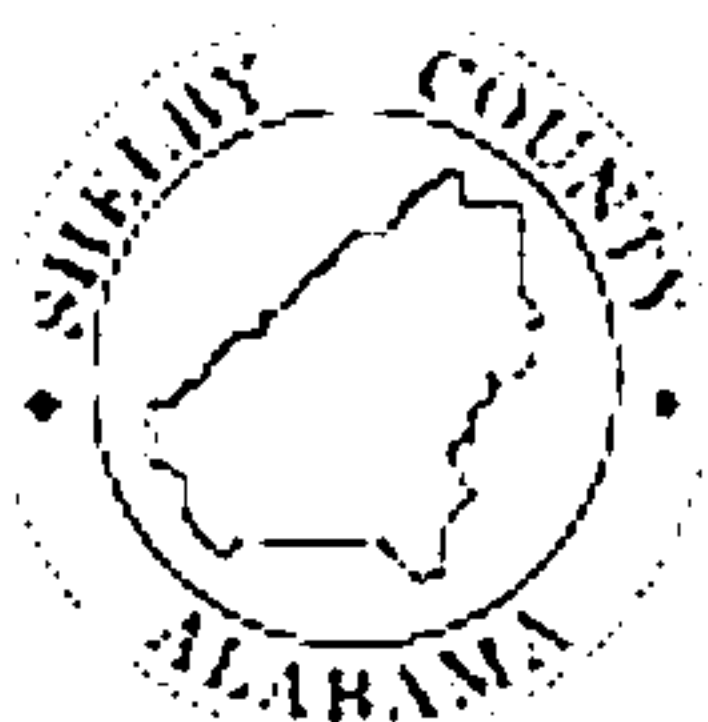
Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2022 01:17:27 PM
\$49.00 BRITTANI
20221202000440420

Allen S. Bayl