

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

Send Tax Notice To:
Shavon Lewis
Freddie Watkins
1016 Seminole Place
Calera, AL 35040



20230223000049290 1/4 \$47.50
Shelby Cnty Judge of Probate, AL
02/23/2023 12:07:33 PM FILED/CERT

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

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 **Luis Roberto Garcia Morales and spouse, Blanca L. Vazquez Gonzalez**, (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 GRANTEES, **Shavon Lewis and Freddie Watkins** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

The above property is conveyed subject to:

Ad Valorem taxes due and payable October 1, 2023 and all subsequent years thereafter.

Existing covenants, easements, restrictions, building set back lines, and limitations of record.

\$306,850.00 of the consideration was paid from the proceeds of a mortgage loan.

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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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; that GRANTORS have a good right to sell and convey the said Real Estate to the GRANTEES; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims and demands of all persons, except as hereinabove provided.

The effective date of this deed is February 21, 2023.

Shelby County, AL 02/23/2023
State of Alabama
Deed Tax: \$16.50



20230223000049290 2/4 \$47.50
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IN WITNESS WHEREOF, them have hereunto set their hand X and seal X, this
30th day of September, 2022.

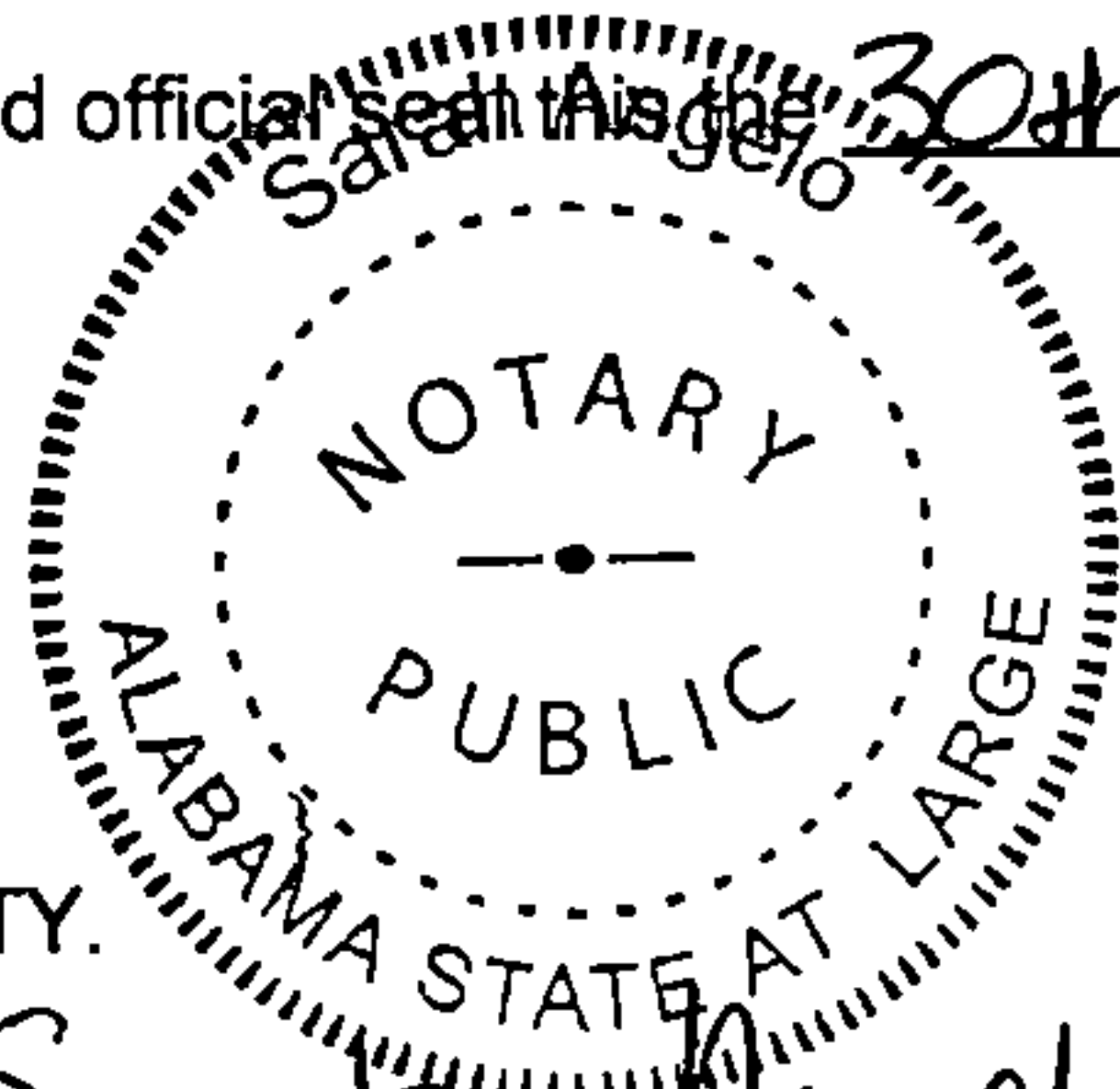
x Luis Roberto Garcia Morales
Luis Roberto Garcia Morales

x [Signature]
Blanca L. Vazquez Gonzalez

✓ THE STATE OF
Shelby COUNTY. }

I, the undersigned, Sarah Angelo, a Notary Public, in and for said State
Alabama, hereby certify that Luis Roberto Garcia Morales whose names is/are signed to the
foregoing conveyance, and who is/are 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 the 30th day of September, 2022.

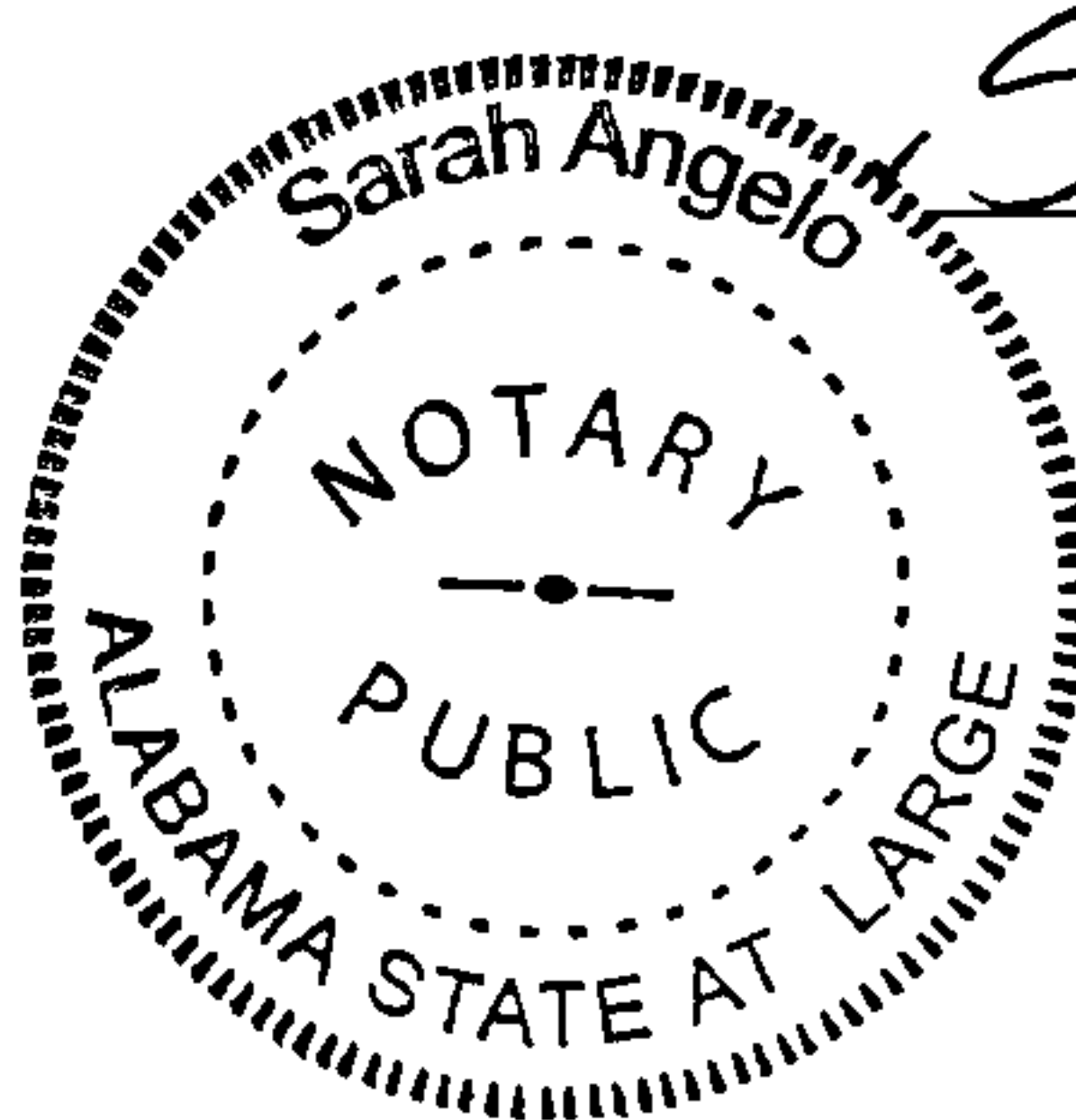


✓ Sarah Angelo
Notary Public

✓ THE STATE OF
Shelby COUNTY.

I, the undersigned, Sarah Angelo, a Notary Public, in and for said State
Alabama, hereby certify that Blanca L. Vazquez Gonzalez whose names 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 the 30th day of September, 2022.



✓ Sarah Angelo
Notary Public

MR-BR-8562043

This instrument was prepared by:
Joan M. Brady
449 Taft Avenue
Glen Ellyn, IL 60137

LEGAL DESCRIPTION



20230223000049290 3/4 \$47.50
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Lot 52, according to the Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C, and D, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

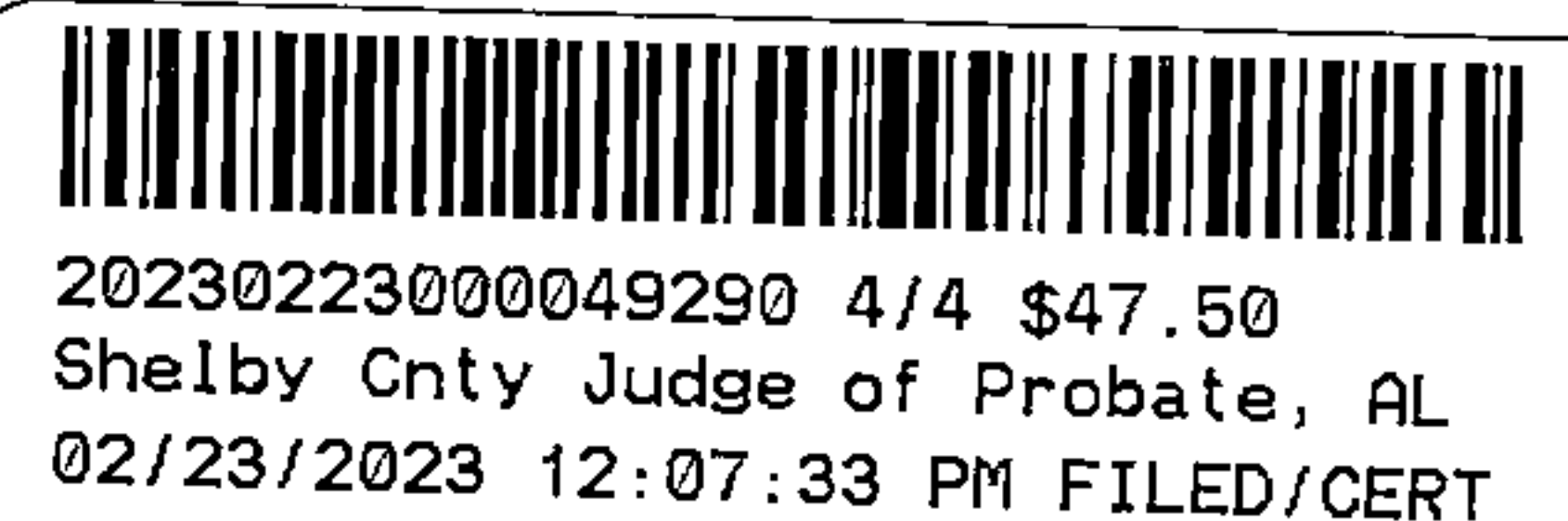
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Luis Roberto Garcia Morales and Blanca L. Vazquez Gonzalez	Grantee's Name	Shavon Lewis and Freddie Watkins
Mailing Address	X 1016 Seminole Pl Calera AL X 35040	Mailing Address	1016 Seminole Place Calera, AL 35040
Property Address	1016 Seminole Place Calera, AL 35040-4500	Date of Sale	February 21, 2023
		Total Purchase Price	\$ 323,000.00
		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)

☐ 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 Settlement Date

Unattested

(verified by)

Print

X Luis Roberto Garcia Morales
Blanca Lizeth Vazquez Gonzalez

Sign

X Luis Roberto Garcia Morales
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1