

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Edilzar Samuel Alvarado
1325 8th St SW
Alabaster AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY THOUSAND AND NO/00 DOLLARS (\$50,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Veronica Camacho Gonzalez, a married woman (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Edilzar Samuel Alvarado and Anselma Alvarado Velasquez and Jennifer Paola Yaguas Saycedo, as joint tenants with right of survivorship (herein referred to as Grantees)***, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or her spouse.

TO HAVE AND TO HOLD Unto 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of ~~February~~ ^{March} 2023.

Veronica Camacho Gonzalez
Veronica Camacho Gonzaleze

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Veronica Camacho Gonzaleze***, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of ~~February~~ ^{March} 2023.

April Clark

Notary Public
My Commission Expires: 9-1-2024



EXHIBIT A – LEGAL DESCRIPTION

Lot No. 9, as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 6, 1965, and being more particularly described as follows:
Commence at the intersection of the North right of way line of South Avenue and the West right of way line of Mill Street, said right of way lines as shown on the map of the Dedication of the streets and easement, Town of Siluria, Alabama; thence Northerly along the Westerly right of way line of Mill Street for 740.13 feet to the point of beginning; thence 90 degrees 00 minutes left and run Westerly for 160.0 feet; thence 118 degrees 04 minutes 15 seconds right and run Northeasterly for 85.0 feet; thence 61 degrees 55 minutes 45 seconds right and run Easterly for 120.0 feet to a point on the Westerly right of way line of Mill Street; thence 90 degrees 00 minutes right and run Southerly along said right of way line of Mill Street for 75.00 feet to the point of beginning.
Situating in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/03/2023 12:14:00 PM
 \$79.00 PAYGE
 20230403000091770

Ami S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Veronica Camacho Gonzalez</u>	Grantee's Name	<u>Edilzar Samuel Alvarado</u>
Mailing Address	<u>740 14th Ave SW</u> <u>Alabaster AL</u> <u>35007</u>	Mailing Address	<u>1325 8th St SW</u> <u>Alabaster AL 35007</u>
Property Address	<u>1325 8th St SW</u> <u>Alabaster AL</u> <u>35007</u>	Date of Sale	<u>3/30/23</u>
		Total Purchase Price	<u>\$ 56,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 _____

Print Veronica Camacho Gonzalez

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1