

**Send Tax Notice To:**

William A. Alas Murcia  
728 Waterford Lane  
Calera, AL 35040

**THIS INSTRUMENT PREPARED BY:**

Jeff W. Parmer  
Attorney For Cartus Corporation  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209  
(205) 871-1440 Cartus File #3421329

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of  
(\$ 264,900.00) to the undersigned Grantors in hand paid by the Grantees,  
whether one or more, herein, the receipt of which is hereby acknowledged, we, Gina Bennett Bonge and  
spouse, Shane L. Bonge (herein referred to as Grantors) do grant, bargain, sell and convey unto

William A. Alas Murcia and Sara G. Mira de Alas

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more  
than one, the following described real estate, situated in the State of Alabama, County of Shelby County,  
to-wit:

**Lot 367, according to the Survey of Waterford Highlands, Sector 1, as recorded in Map  
Book 27, Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.  
\$ 0.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee(s), his/her/their heirs assigns, forever; it  
being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as  
joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated  
during the joint lives of the Grantee(s) herein) in the even 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 we do for ourselves and for our heirs, executors, and administrators covenant with said  
Grantee(s), his/her/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 my heirs, executors, and administrators, shall warrant and  
defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims  
of all persons.

April **N WITNESS WHEREOF** we have hereunto set our hands and seals, this 17 day of April, 2023

Gina Bennett Bonge  
Gina Bennett Bonge  
  
Shane L. Bonge

State of Alabama  
County of Chambers

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Gina Bennett Bonge** 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 foregoing conveyance he executed the same voluntarily and on the day the same bears date.

Given under my hand this 17<sup>th</sup> day of April, 2023.

Jessica M. Nash  
Notary Public

My Commission Expires:  
07-21-26

State of Alabama  
County of Chambers

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Shane L. Bonge** 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 foregoing conveyance, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 17<sup>th</sup> day of April, 2023.

Jessica M. Nash  
Notary Public

My Commission Expires:  
07-21-26

**Instructions to Notary:** This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***Grantor's Name Gina Bennett Bonge and Shane L. Bonge c/o  
Cartus Financial CorporationMailing Address 100 Reserve Road  
Danbury, CT 06810Property Address 728 Waterford Lane  
Calera, AL 35040Grantee's Name William A. Alas Murcia and Sara G.  
Mira de AlasMailing Address 728 Waterford Lane  
Calera, AL 35040Date of Sale May 12, 2023  
Total Purchase Price \$264,900.00  
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  
 Appraisal  
 Other: Closing StatementIf 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 4-17-2023Print Alan C. Keith Unattested

(verified by)

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/12/2023 10:57:03 AM  
\$293.00 BRITTANI  
20230512000141190Sign Alan C. Keith  
(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1

*Allen S. Boyd*