

**E-6148**

**This instrument was prepared by:**  
Michael Reagan Reeves, Jr., Esq.  
Reagan Reeves & Associates, LLC  
1 Perimeter Park South, Suite 440S  
Birmingham, AL 35243

**Send tax notice to:**  
Ana Garcia Fuertes  
1310 Applegate Drive  
Alabaster, AL 35007

## **WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED FORTY THOUSAND AND 00/100 Dollars (\$140,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Amy J. Good, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ana Garcia Fuertes** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

**Lot 32, according to a Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

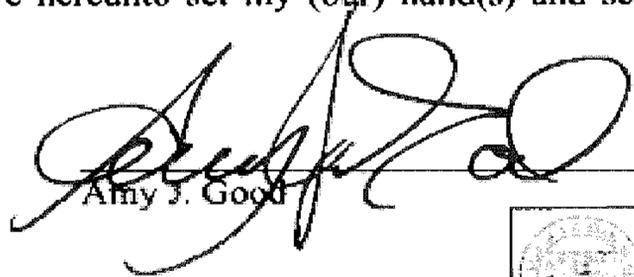
Subject to:

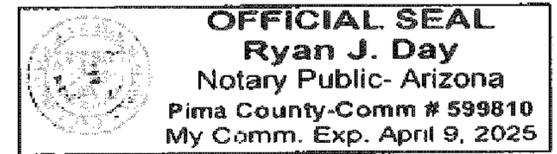
1. Taxes for the year 2024 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$136,650.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 28<sup>th</sup> day of December, 2023.

  
Amy J. Good (SEAL)



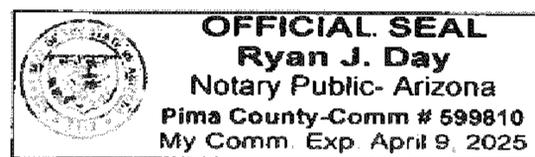
**GENERAL ACKNOWLEDGEMENT**

STATE OF ARIZONA )

COUNTY OF PIMA )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy J. Good whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of DECEMBER, 2023.



  
NOTARY PUBLIC

My Commission Expires: April 9<sup>th</sup>, 2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/03/2024 10:11:01 AM  
\$31.50 JOANN  
20240103000001090

*Allen S. Bayl*

**Real Estate Sales Validation Form**

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

File #: E-6148

Grantor's Name Amy J. Good  
Mailing Address 514 Americas Way  
Box Elder, SD 57719  
Property Address 1310 Applegate Drive  
Alabaster, AL 35007

Grantee's Name Ana Garcia Fuertes  
Mailing Address 1310 Applegate Drive  
Alabaster, AL 35007  
Date of Sale January, 2024  
Total Purchase Price \$140,000.00  
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 1-2-2024

Print Phillip W. Smith

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one