



20240103000002350 1/4 \$421.00  
Shelby Cnty Judge of Probate, AL  
01/03/2024 01:26:21 PM FILED/CERT

## WARRANTY DEED

THE STATE OF ALABAMA,  
Shelby COUNTY. }

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Steven Weir-Santos and Daymarie Taboas-Diaz, a married couple (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto BGRS Relocation Inc., a Colorado Corporation

(herein referred to as GRANTEE(S), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Legal Description attached and made a part hereof

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) BGRS Relocation Inc., a Colorado Corporation his/her/their heirs and assigns FOREVER.

And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

Shelby County, AL 01/03/2024  
State of Alabama  
Deed Tax: \$390.00



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IN WITNESS WHEREOF, We have hereunto set our hand s and seal r, this  
07 day of December 2023

x Steven Weir-Santos  
Steven Weir-Santos

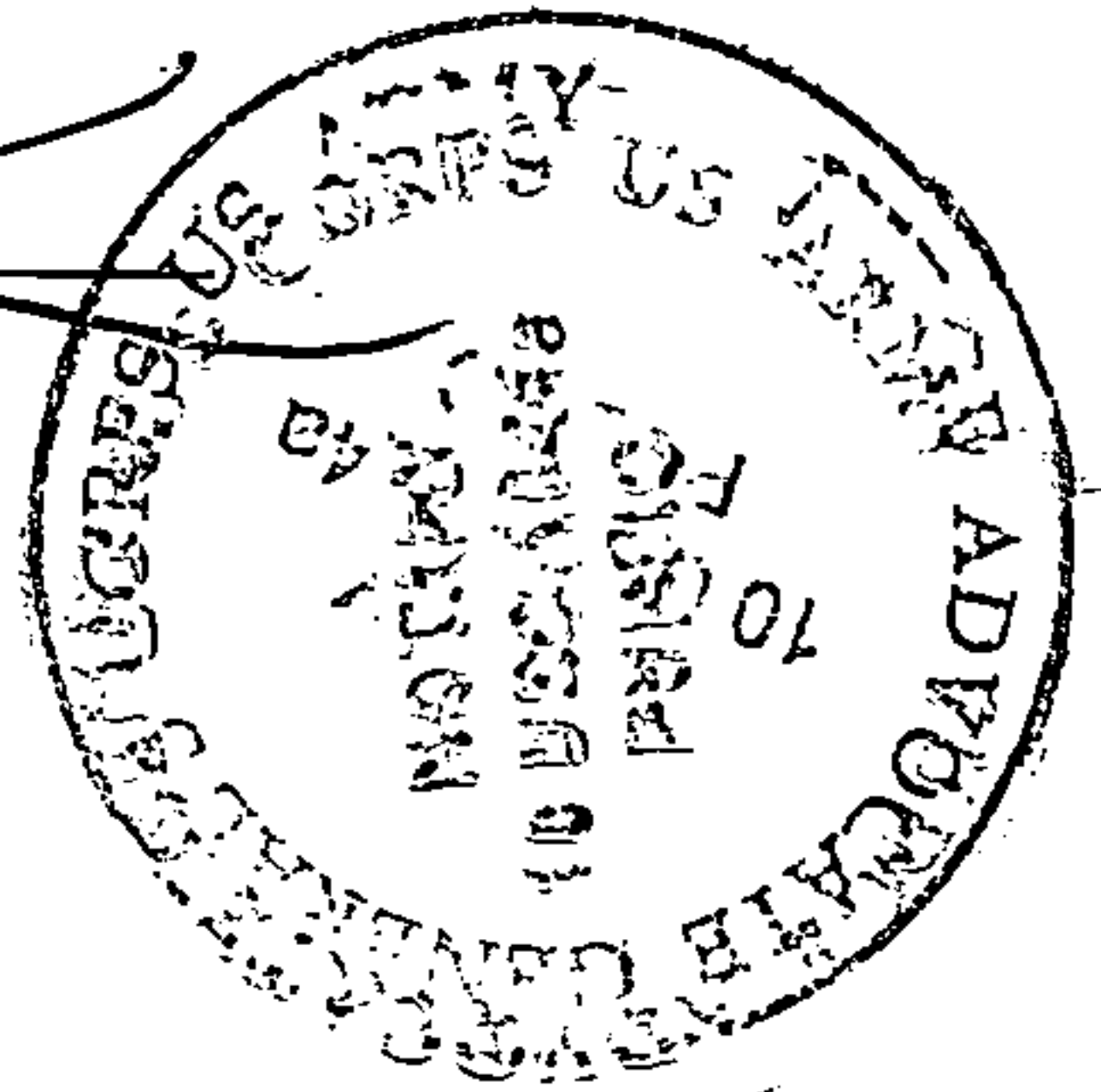
x Daymarie Taboas-Diaz  
Daymarie Taboas-Diaz

✓ THE STATE OF Puerto Rico  
St. Buchanan COUNTY.

I, the undersigned, William J. Cortes Hugo, a Notary Public, in and for said State  
Puerto Rico, hereby certify that Steven Weir-Santos 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 7 day of December 2023

Notary Public

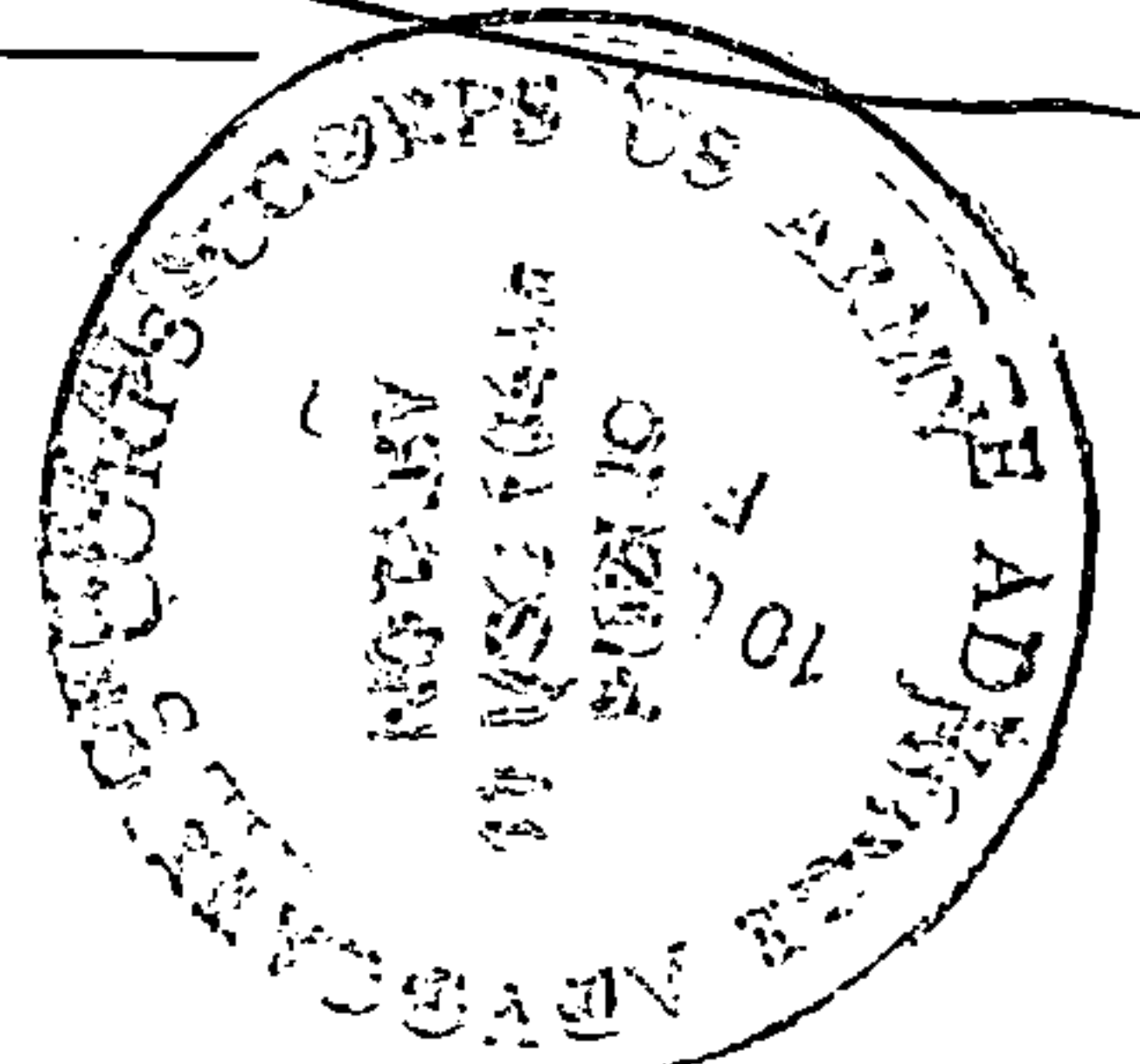


✓ THE STATE OF \_\_\_\_\_  
\_\_\_\_\_ COUNTY.

I, the undersigned, William J. Cortes Hugo, a Notary Public, in and for said State  
Puerto Rico, hereby certify that Daymarie Taboas-Diaz 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 7 day of December 2023

Notary Public



MR-BG-8614631

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

LEGAL DESCRIPTION



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Lot 30, according to the Amended Plat Shelby Farms Subdivision, as recorded in Map Book 46,  
Page 5, 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	Steven Weir-Santos and Daymarie Taboas-Diaz	Grantee's Name	BGRS Relocation, Inc.
Mailing Address	X 595 Chalets de la Playa X Vega Baja, P.R. 00693	Mailing Address	16260 N. 71st St. Suite 200 Scottsdale, AZ 85254
Property Address	705 Shelby Farms Place Alabaster, AL 35007-5089	Date of Sale	12/28/2023
		Total Purchase Price	\$ 390,000.00
		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



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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 Steven Weir-Santos

Sign

X 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1