

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Regina Rich Vance
171 Lorrin Lane
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$329,900.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

Juan Felipe Gonzalez-Gomez and Valeria Beatriz Yopez Espinales, a married couple

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

Regina Rich Vance

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Final Plat for the Villages at Westover, Sector 1, as recorded in Map Book 39, Page 9 A and B, in the Probate Office of the Shelby County, Alabama.

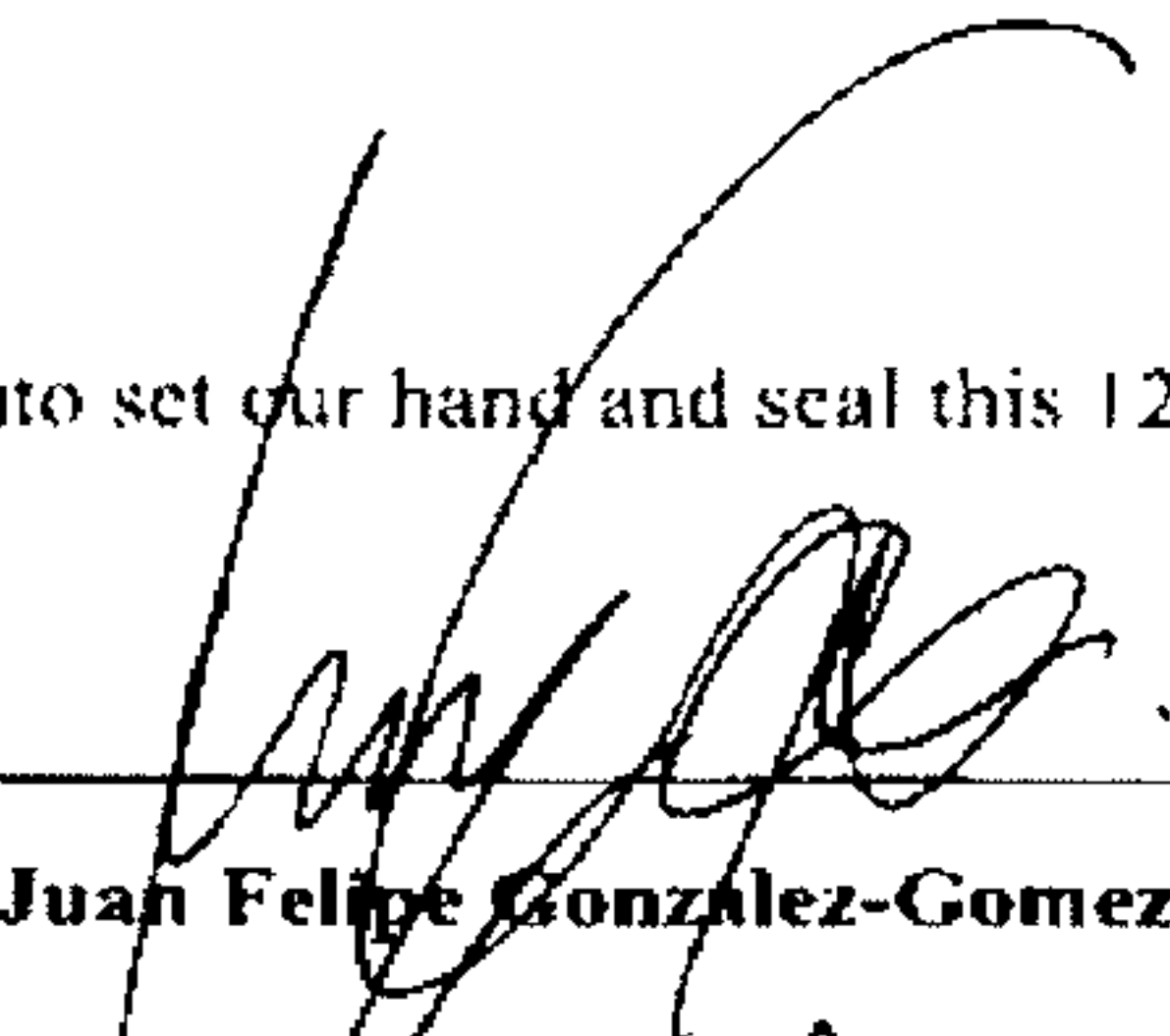
SUBJECT TO ALL MATTERS OF RECORD

\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

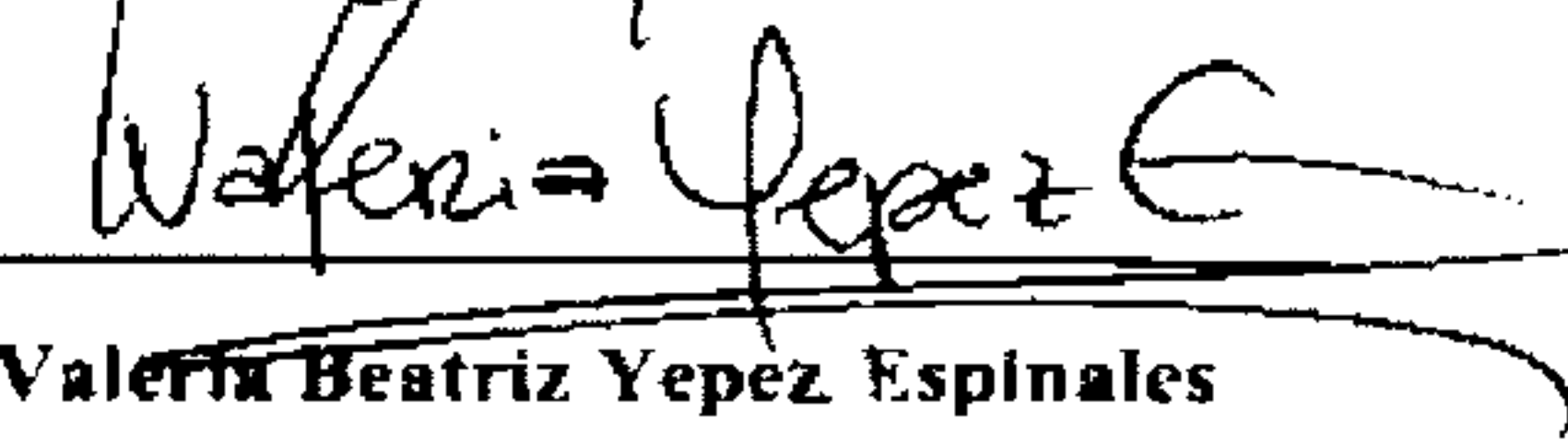
TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his/her 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 our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 12th day of April, 2024.



Juan Felipe Gonzalez-Gomez

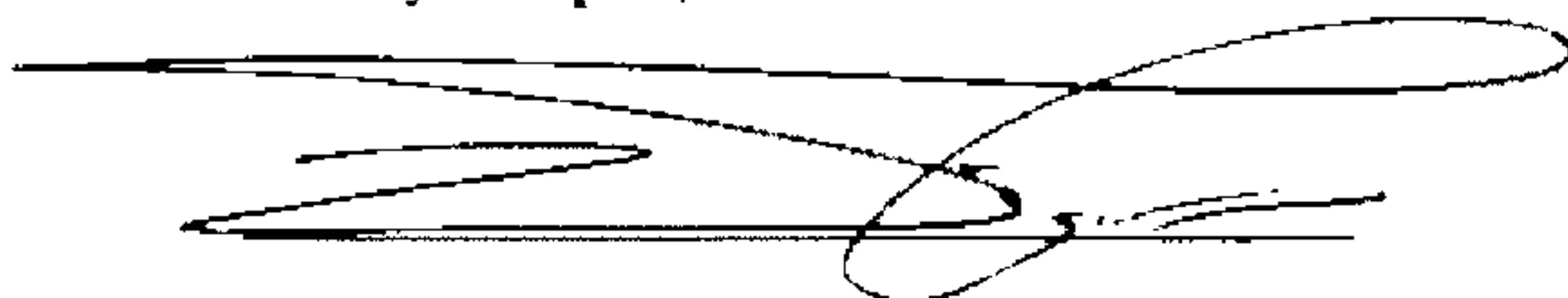


Valeria Beatriz Yopez Espinales

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Juan Felipe Gonzalez-Gomez and Valeria Beatriz Yopez Espinales**, whose names are 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 12th day of April, 2024.



Notary Public

My Commission Expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Juan Felipe Gonzalez-Gomez and Valeria Beatriz Yopez-Espinales
 Mailing Address 4730 Colonnade Place
Apt#221
Birmingham, AL. 35243

Property Address 171 Lorrin Lane
Sterrett, AL 35147

Grantee's Name Regina Rich Vance
 Mailing Address 171 Lorrin Lane
Sterrett, AL 35147

Date of Sale April 12, 2024
 Total Purchase Price \$329,900.00
 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 ☐ Appraisal
☐ Sales Contract ☐ Other: _____
☒ Closing Statement

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.

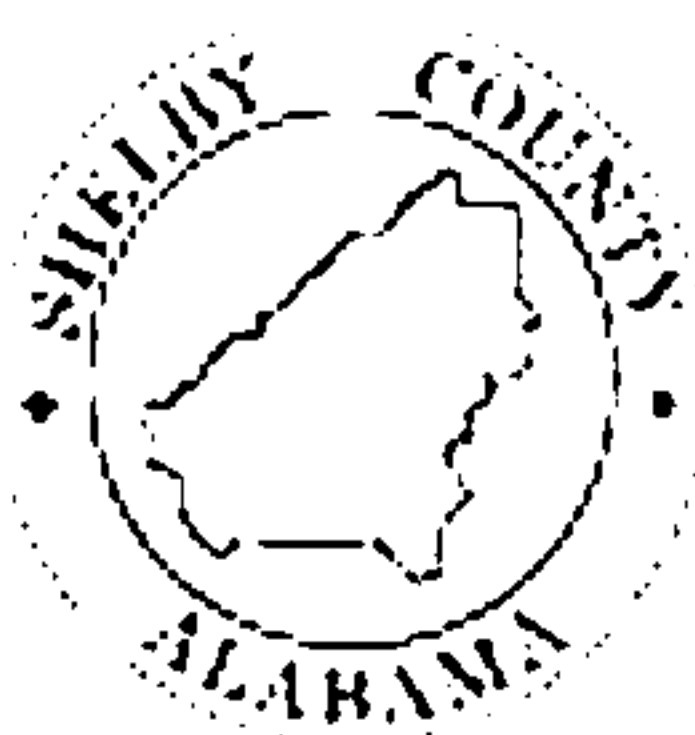
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: April 12, 2024

☐ Unattested _____
 (verified by)

Print: Shannon Anderson
 Sign: Shannon Anderson
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2024 03:34:09 PM
\$358.00 BRITTANI
20240416000110980

Form RT-1Allen S. Boyd