20221201000438630 12/01/2022 02:10:53 PM DEEDS 1/3

This instrument prepared by: Michael Galloway, Esq. 3500 Blue Lake Drive, Suite 320 Birmingham, AL 35223

SEND TAX NOTICE TO:
Benjamin Zamora and Amparo Garcia
3469 Smokey Road
Alabaster, AL 35007

WARRANTY DEED

Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Seven Hundred Ninety Thousand And No/100 Dollars (\$790,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Kenneth W. Brown and Rhonda E. Brown, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Benjamin Zamora and Amparo Garcia and Ramon Zamora (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lots 1A & 2A, according to the map and Resurvey of Lots 1 & 2 of Highpoint Estates, as recorded in Map Book 46, Page 58, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$700,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

FILE NO.: CT-2201991

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IN WITNESS WHEREOF, the undersigned 20 22	d have hereunto set our hands and seals on this 30^{-k} day of
Kuneth W. Gran	
Kenneth W. Brown	
Rhonda E. Brown	
Riviida C. Divwii	
STATE OF ALABAMA COUNTY OF Jeffering	
Brown and Rhonda E. Brown whose name	d for said County, in said State, hereby certify that Kenneth W. e(s) is(are) signed to the foregoing conveyance, and who is(are) in this day that, being informed of the contents of the conveyance on the day the same bears date.
Given under my hand and official seal on t	this 30th day of November, 2022.
Notary Public	
My commission expires:	THE TON UNDER THE TONE OF THE
My Commission Expires: July 24, 2023	SAPA OF ALABAMINING O

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Real Estate Sales Validation Form

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

Grantor's Name	Kenneth W. Brown and Rhonda E. Brown	Grantee's Name	Benjamin Zamora and Amparo Garcia and Ramon Zamora	
Mailing Address	13000 Monte Videa La SE Huntsville, AL BSONDS	Mailing Address	3469 Smokey Road Alabaster, AL 35007	
Property Address	perty Address 3469 Smokey Road Date of Sale Alabaster, AL 35007 Total Purchase Pric		пісе	November 30, 2022 \$790,000.00
		or Actual Value		\$
		or Assessor's Market Value		
				\$
<u>-</u>	e or actual value claimed on this for ordation of documentary evidence is r		n the fol	lowing documentary evidence:
Bill of Sale		Appraisal		
Sales Contra	ct	Other:		······································
X Closing State	ment			
If the conveyance	document presented for recordation	contains all of the	required	information referenced above,

Instructions

Grantor's name and mailing address - Kenneth W. Brown and Rhonda E. Brown, , .

Grantee's name and mailing address - Benjamin Zamora and Amparo Garcia and Ramon Zamora, 3469 Smokey Road, Alabaster, Al. 35007.

Property address - 3469 Smokey Road, Alabaster, AL 35007

Date of Sale - November 30, 2022.

the filing of this form is not required.

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 with 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).

Sign

Date: November 30, 2022

Filed and Recorded Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL 12/01/2022 02:10:53 PM

\$119.00 PAYGE 20221201000438630

alli 5. Beyl

Agent

