

**This instrument prepared by:**  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Juan Hernandez and Aaron Hernandez  
113 Brookhollow Way  
Pelham, AL 35124

**20200827000375590**  
**08/27/2020 10:50:59 AM**  
**DEEDS 1/3**

**WARRANTY DEED**

**STATE OF ALABAMA** )  
 )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Seven Thousand And No/100 Dollars (\$107,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Richard Zaragoza, a married man and Gregory Harris, a married man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Juan Hernandez and Aaron Hernandez (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.

Commence at the SE corner of the NE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence westerly along the South line of said 1/4 - 1/4 section a distance of 182.03 feet to the point of beginning of the property being described, thence continue along last described course 144.90 feet to a point; thence turn 87 degrees 57 minutes 09 seconds right and run northerly 311.18 feet to a point; thence turn 88 degrees 32 minutes 25 seconds left and run westerly 34.12 feet to a point, thence turn 89 degrees 05 minutes 26 seconds right and run northerly 648.63 feet to a point on the southerly right of way line of Shelby County Highway No. 12; thence turn 110 degrees 25 minutes 02 seconds right and run southeasterly along said right-of-way line 194.15 feet to a point, thence turn 69 degrees 34 minutes 58 seconds right and run southerly 896.61 feet to the point of beginning.

AND

Commence at the SE corner of the NE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence northerly along the east line of said 1/4 - 1/4 section 833.90 feet to a point on the southerly right of way line of Shelby County Highway No. 12, thence turn 69 degrees 34 minutes 58 seconds left and run northwesterly along said right of way line a distance of 388.30 feet to the point of beginning of the property being described, thence continue along last described course 100.01 feet to a point, thence turn 93 degrees 33 minutes 07 seconds left and run 447.26 feet to a point; thence turn 89 degrees 40 minutes 55 seconds left and run southeasterly 228.45 feet to a point, thence turn 106 degrees 34 minutes 41 seconds left and run northerly 459.66 feet to the point of beginning

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.

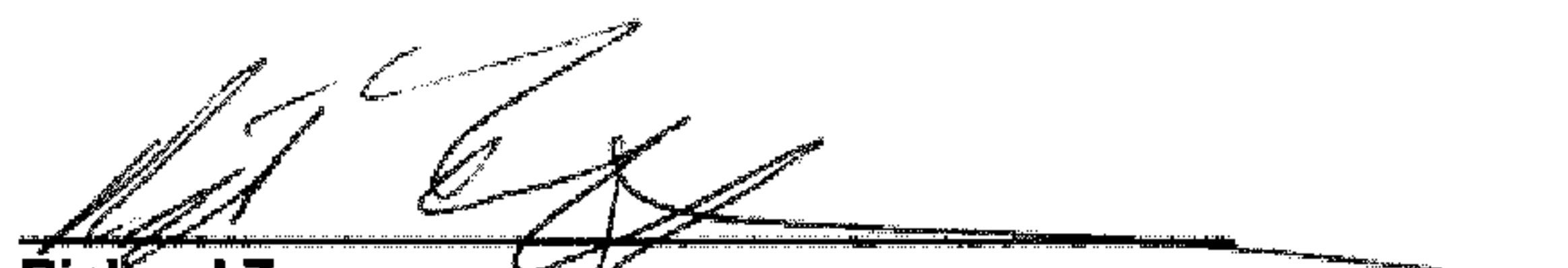
The property herein conveyed does not constitute the homestead of the Grantors, nor that of their spouses.


Gregory Harris is one and the same as Greg Harris who acquired title under Instrument Number 20041217000690480, recorded on December 17, 2004 in the Office of the Judge of Probate of Shelby County, Alabama.

**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.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 26<sup>th</sup>, 2020.

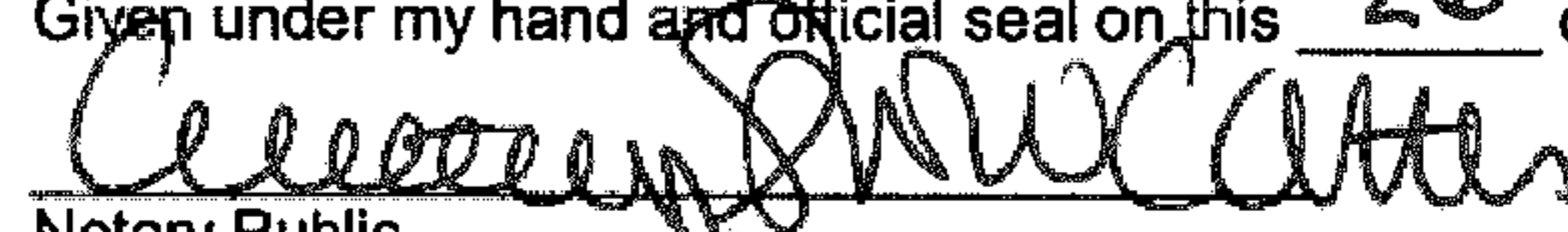
  
Richard Zaragoza

  
Gregory Harris

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Zaragoza and Gregory Harris whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 26<sup>th</sup> day of August, 2020.

  
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 Richard Zaragoza and Gregory Harris

Grantee's Name Juan Hernandez and Aaron Hernandez

Mailing Address 204 Castleman Circle  
Leeds, AL 35094Mailing Address 113 Brookhollow Way  
Pelham, AL 35124Property Address 768 Smokey Rd  
Alabaster, AL 35007

Date of Sale August 26, 2020

Total Purchase Price \$107,000.00

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☐ Appraisal☐ Sales Contract☐ 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 - Richard Zaragoza and Gregory Harris, 204 Castleman Circle, Leeds, AL 35094.

Grantee's name and mailing address - Juan Hernandez and Aaron Hernandez, 113 Brookhollow Way, Pelham, AL 35124.

Property address - 768 Smokey Rd, Alabaster, AL 35007

Date of Sale - August 26, 2020.

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: August 26, 2020

Sign Ceciley Carter  
Agent

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/27/2020 10:50:59 AM  
 \$136.00 CHARITY  
 20200827000375590