

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

SEND TAX NOTICE TO:  
Aaron Hernandez  
113 Brook Hollow Way  
Pelham, AL 35124

**GENERAL WARRANTY DEED**

**20201204000554800**  
**12/04/2020 09:32:38 AM**  
**DEEDS 1/3**

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Five Thousand And No/100 Dollars (\$5,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Alejandra Guadalupe Hernandez, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Aaron Hernandez (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 32, according to the Survey of "Property Line Map, Siluria Mills", as recorded in Map Book 5, Page 10 A, B & C, in the Probate Office of Shelby County, Alabama, and being more, particularly described as follows: Commence at the intersection of North right of way line of Center Avenue and the East right of way line of Cotton Street said right of way lines as shown on the Map of the Dedication of the Street and easements Town of Siluria, Alabama; thence Northerly along said right of way line of Cotton Street for 155.00 feet to the point of beginning; thence continue Northerly along said right of way line of Cotton Street for 150.00 feet; thence 92 degrees 15 min. 26 sec. right and run Easterly for 158.32 feet; thence 36 deg. 53 min. 37 sec. right and run Southerly 150.00 feet; thence 93 deg. 07 min. 56 sec. right and run Westerly for 160.62 feet to the point of beginning; being situated in 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 \$0.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 3<sup>rd</sup> day of December, 2020.

Alejandra Guadalupe Hernandez  
Alejandra Guadalupe Hernandez

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alejandra Guadalupe Hernandez whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 3<sup>rd</sup> day of December, 2020

Courtney Snow Carter  
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	Alejandra Guadalupe Hernandez	Grantee's Name	Aaron Hernandez
Mailing Address	1332 7th St SW Alabaster, AL 35007	Mailing Address	113 Brook Hollow Way Pelham, AL 35124
Property Address	Lot 32 Siluria Mills Alabaster, AL 35007	Date of Sale	December 3, 2020
		Total Purchase Price	\$5,000.00
		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 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 - Alejandra Guadalupe Hernandez, 1332 7th St SW, Alabaster, AL 35007.

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

Property address - Lot 32 Siluria Mills, Alabaster, AL 35007

Date of Sale - December 3, 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: December 3, 2020

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/04/2020 09:32:38 AM  
\$33.00 CHARITY  
20201204000554800

*Allen S. Bayl*