

This Instrument was prepared by: Ulyesa Blackmon
Blackmon & Blackmon, L.L.C.
616 Gadsden Highway Suite C
Birmingham, AL 35235

Please Send Tax Notice To:
Jose Hernandez and Veronica Hernandez
418 Meadowlark Place
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

20210921000459500
09/21/2021 11:02:50 AM
DEEDS 1/5

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty Thousand Five Hundred and 00/100 Dollars (\$150,500.00) and other good and valuable consideration and subject to the provision set out below to the undersigned grantors, John Beard, a married man, Sandra Byrd a married woman, Shawn Payne a married man and Lisandra Miller a single woman in hand paid by the grantees herein, the receipt whereof is acknowledged, We, John Beard, Sandra Byrd, Shawn Payne and Lisandra Payne, herein referred to as grantors do hereby grant, bargain, sell and convey unto Jose Mauro Rangel-Hernandez and Veronica Ariciaga Hernandez (a married couple) (herein referred to as grantees) as joint tenants, with right of survivorship.

This is not the homestead of the grantors nor spouse.

The following described real estate, situated in Shelby County, Alabama, to-wit:

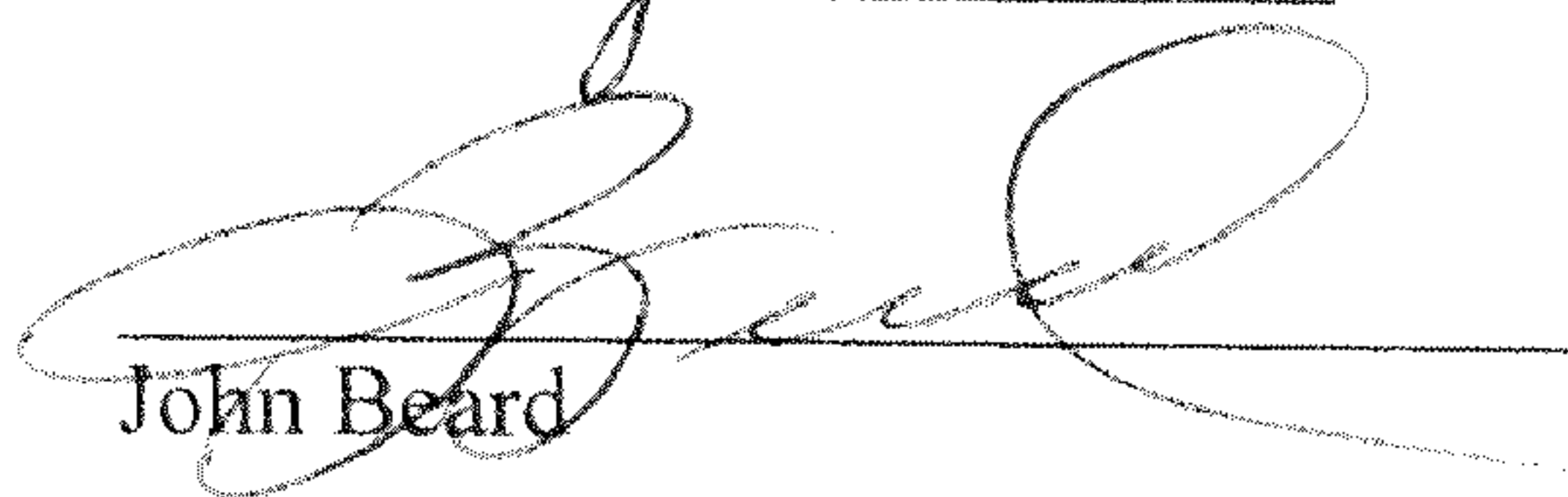
Lot 7, Block 1, according to the Map of Willow Glen as recorded in Map Book 7, Page 101, in the Probate Office of Shelby County, Alabama.

\$120,400.00 of the purchase price is being paid by a mortgage being filed simultaneously herewith.

Subject to: (1) taxes for the year of 2021 and subsequent years (2) Subject to existing easements, restrictions, reservations, rights-of-way, limitations, covenants, set-back lines, and conditions of record and limitation, if any of record.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants, with the right of survivorship, their heirs and assigns forever: it being the intention if the parties to this conveyance, that (unless the joint tenancy hereby 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 if fee simple shall pass to the surviving grantee, and, if one does not survive the other then their heirs and assigns of the grantees herein shall take as tenants in common. And said grantor (s) I /we do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators, successors and assigns shall warrant and defend the same to the said GRANTEE, his her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we the said grantor(s) who is/are authorized to execute this conveyance, have hereunto set my/our hand(s) and seal this 20th day of August 2021.

 Seal

Seal

General Acknowledgment

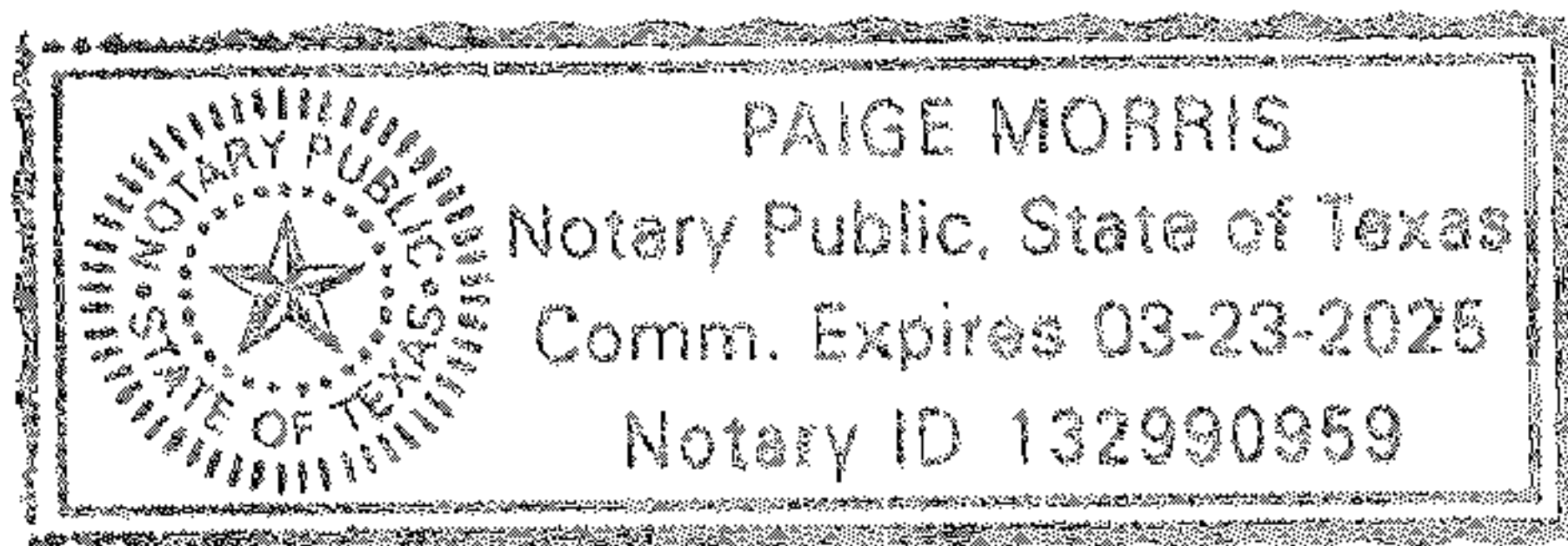
STATE OF Texas
Guadalupe COUNTY

I the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Beard, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, 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 this 20th day of August 2021.


Notary Public

My Commission Expires: 03-23-2025



IN WITNESS WHEREOF, I/we the said grantor(s) who is/are authorized to execute this conveyance, have hereunto set my/our hand(s) and seal this 24th day of August 2021.

Sandra Byrd Seal
Sandra Byrd

_____ Seal

General Acknowledgment

STATE OF Alabama

Shelby COUNTY

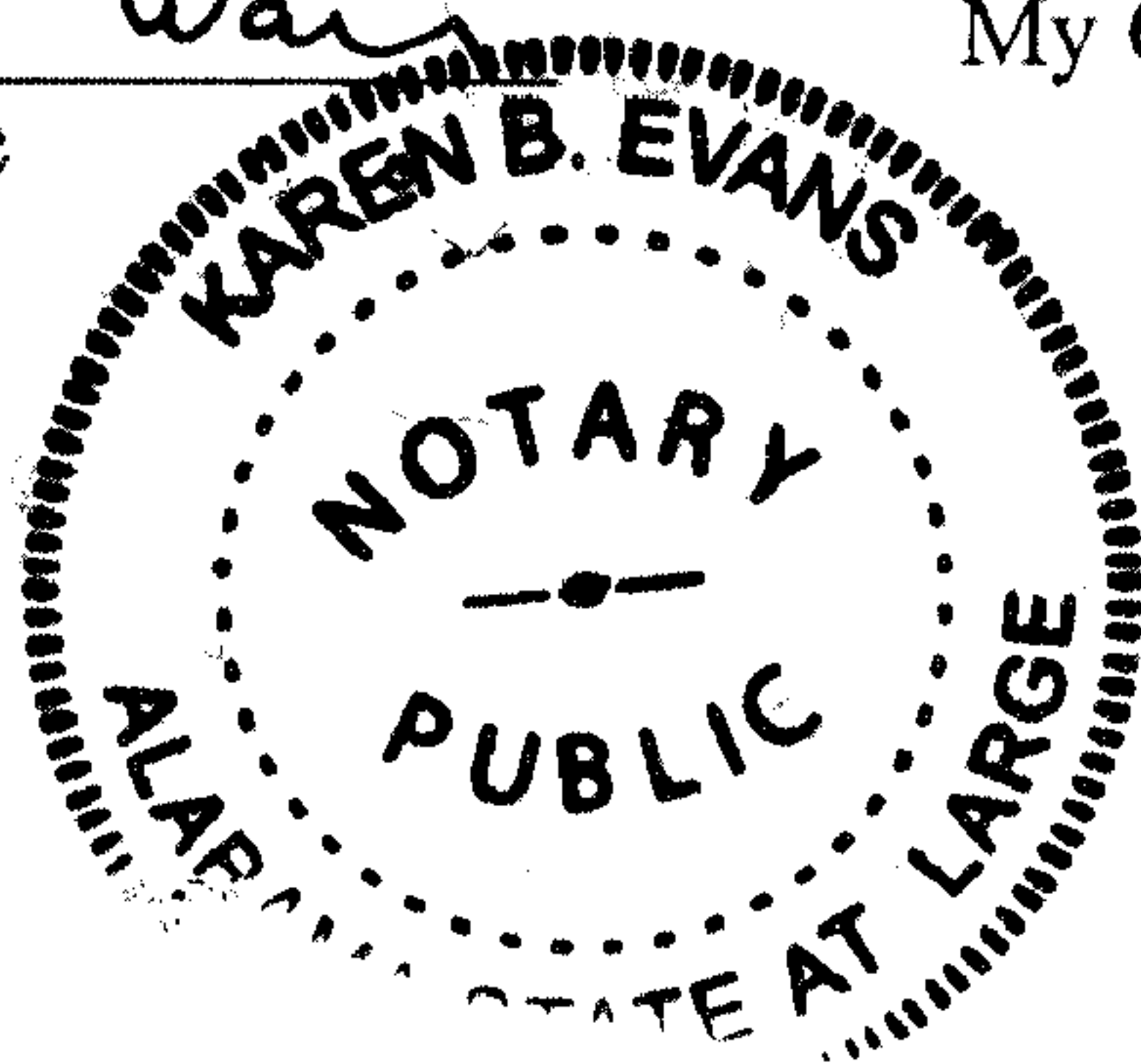
I the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra Byrd, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August 2021.

Karen B. Evans
Notary Public

My Commission Expires:

KAREN B. EVANS
Notary Public, Alabama State At Large
My Commission Expires Aug. 08, 2023



IN WITNESS WHEREOF, I/we the said grantor(s) who is/are authorized to execute this conveyance, have hereunto set my/our hand(s) and seal this 23rd day of August 2021.

[Signature] Seal
Shawn Payne

[Signature] Seal
Lisandra Miller

General Acknowledgment

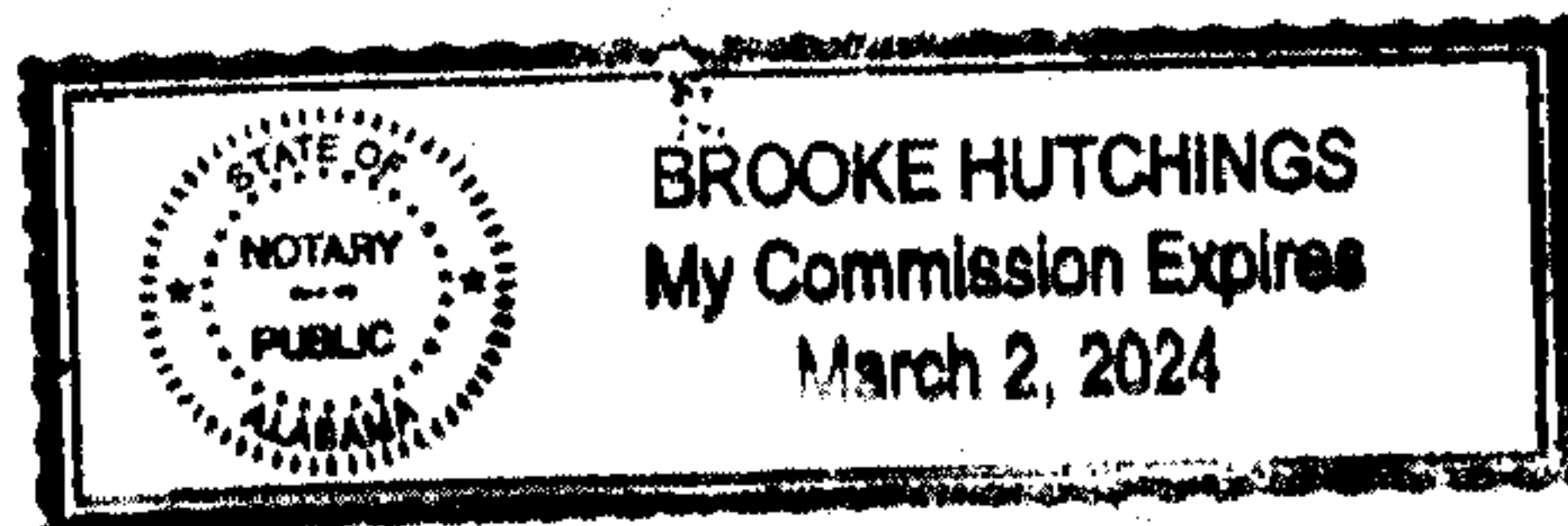
STATE OF AL
Shelby COUNTY

I the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shawn Payne and Lisandra Miller, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, 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 this 26th day of August 2021.

[Signature]
Notary Public

My Commission Expires: 3/2/2024



Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressJohn Beard

_____Grantee's Name
Mailing AddressJose Mauro Rangel-Hernandez
Veronica Aricaga Hernandez

Property Address

418 Meadowlark Place
Alabaster, AL
35007

Date of Sale

8/26/2021

Total Purchase Price \$

130,500

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

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 8/20/2021☐ Unattested

Print

John Beard

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

09/21/2021 11:02:50 AM

\$66.50 CHARITY

20210921000459500

eForms



Form RT-1

Alicia S. Boyd