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.

### 20210921000459500 09/21/2021 11:02:50 AM DEEDS 2/5

IN WITNESS WHEREOF, I/we this conveyance, have hereunto set	t my/our hand(s) and	who is/are authorized to exdend this 2019	ecute day
or <u>UUJJUA</u> 202	1. Seal		Seal
John Beard	*	······································	Scal
General Acknowledgment			
STATE OF 7CXC5			
Guadala Cou			
I the undersigned, a Notary Public that John Beard, whose name is sigme acknowledged before me on this conveyance they executed the same	ned to the foregoing is day, being inform	g conveyance, and who is ked of the contents of the	ertify known to
Given under my hand and official s	seal this 20 M	day of Muguet	2021.
Notary Public		Expires: 03-73-2	
PAIGE MORRIS  Notary Public, State of Texa  Comm. Expires 03-23-2025  Notary ID 132990959			

## 20210921000459500 09/21/2021 11:02:50 AM DEEDS 3/5

II	WITNESS WHEREOF, I/we the said grantor(s) who is/are authorized to execute	
th of	is conveyance, have hereunto set my/our hand(s) and seal this	day
O.	$-\frac{iuquo}{2021}$	
		<b>-</b>
	Jandra Dyrd Seal	Seal
S	andra Byrd	
G	eneral Acknowledgment	
<b>C</b> 1	TATE OF Alabarra	
3	IAIL OF THEORYTA	
-	Shelby COUNTY	
₩	the undersigned, a Notary Public in and for said County, in said State, hereby cert	tifu
	at Sandra Byrd, whose name is signed to the foregoing conveyance, and who is k	
	me acknowledged before me on this day, being informed of the contents of the	
c	onveyance she executed the same voluntarily on the day the same bears date.	
C	eiven under my hand and official seal this $24^{-13}$ day of august	2021.
4	Crem ( E. ).  KAREN B. EVANS  Notary Public Alabama State	3
<u></u>	My Commission Expires:  Notary Public  Notary Publi	g. 08, 2023
1,	totally I dollar and the control of	
	OTAR	
	E. PUBLICES	

### 20210921000459500 09/21/2021 11:02:50 AM DEEDS 4/5

IN WITNESS W	HEREOF, I/we	the said gran	itor(s) who is	are authorize	d to execute
this conveyance, has for Ama usf	nave hereunto ser 202	•	d(s) and seal	this <u>23</u> d	day
Shawn Payne		Seal	Andr Lisandr	nduller a Miller	· M.Seal
			() Lisanui	a iviilici	
General Acknowle	edgment				
STATE OF					
	COU	INTY			
I the undersigned, that Shawn Payne conveyance, and winformed of the coathe same bears date	and Lisandra Mi who are known to ntents of the con	iller, whose now me acknowl	lames are signaledged before	ned to the fore	egoing av heing
Given under my ha	and official s	seal this	day of		2021.
Notary Public		My Comm	ission Expire	es:	
		OKE HUTCHINGS Commission Expires			
		March 2, 2024			

# 20210921000459500 09/21/2021 11:02:50 AM DEEDS 5/5 Real Estate Sales Validation Form

<i>Thi</i> s	Document must be filed in	accordance with Code of Alabama 1975, Section 40-22-1
Grantor's Name Mailing Address		Grantee's Name 1/52 / Quin Royal-lay Mailing Address Vermina Avionage Hermon
Property Address		Date of Sale  Hue Total Purchase Price \$ 130,500  or  Actual Value \$  or  Assessor's Market Value \$
The purchase price evidence: (check o Bill of Sale Sale Sales Contract Closing Staten	t	on this form can be verified in the following documentary cumentary evidence is not required)  Appraisal Other
If the conveyance cabove, the filing of	document presented for rethis form is not required.	ecordation contains all of the required information referenced
	446	Instructions  le the name of the person or persons conveying interest  de the name of the person or persons to whom interest
Property address - t	he physical address of th	le property heing convoyed if
Total purchase price	ale on which interest to th	ne property was conveyed.
Actual value - if the poonveyed by the inst	Transmin	, the true value of the property, both real and non-
excluding current use responsibility of valuipursuant to Code of	d and the value must be one valuation, of the propert of property for property to Alabama 1975 § 40-22-1	determined, the current estimate of fair market value, by as determined by the local official charged with the ax purposes will be used and the taxpayer will be penalized
accurate. I further undof the penalty indicate	· · · · · · · · · · · · · · · · · · ·	f that the information contained in this document:
Date ON SUA!  Unattested		Print (1)/// CALL (1)
eForms	(Verified by) Filed and Recorded Official Public Records Judge of Probate, Shelby Clerk Shelby County, AL	Grantor/Grantee/Owner/Agent) circle one County Alabama, County  Form RT-1

alei S. Beyl

09/21/2021 11:02:50 AM

**\$66.50 CHARITY** 

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