

STATE OF Alabama

DEED

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Shannon R. Dipace aka Shannon Hoffman Rose Dipace, aka Shannon R. DiPace, a single person (hereinafter referred to as GRANTOR), does hereby release, remise, quitclaim and convey unto DAGOBERTO CERVANTES MOLINA and LUIS ENRIQUE CERVANTES MOLINA and any amendments thereto. the following described interest in real estate situated in the County of Shelby and State of Alabama, to-wit:

**See Attached Exhibit A for legal description
which is hereby incorporated by reference as
though fully set out herein.**

NO TITLE SEARCH WAS PERFORMED. DEED WAS
PREPARED WITH INFORMATION PROVIDED BY THE
GRANTOR HEREIN AND RELIED UPON BY THE DRAFTER.

Property is and remains the homestead of the grantors.

Subject to: SUBJECT TO: (1) Taxes for the year 2021 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any. No title search was performed. This deed was prepared with information furnished by the grantor/grantee herein and relied upon by the drafter.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the

lawful claims of only those persons claiming by, through or under the grantor or grantor's title.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature on this the 10-25-2021



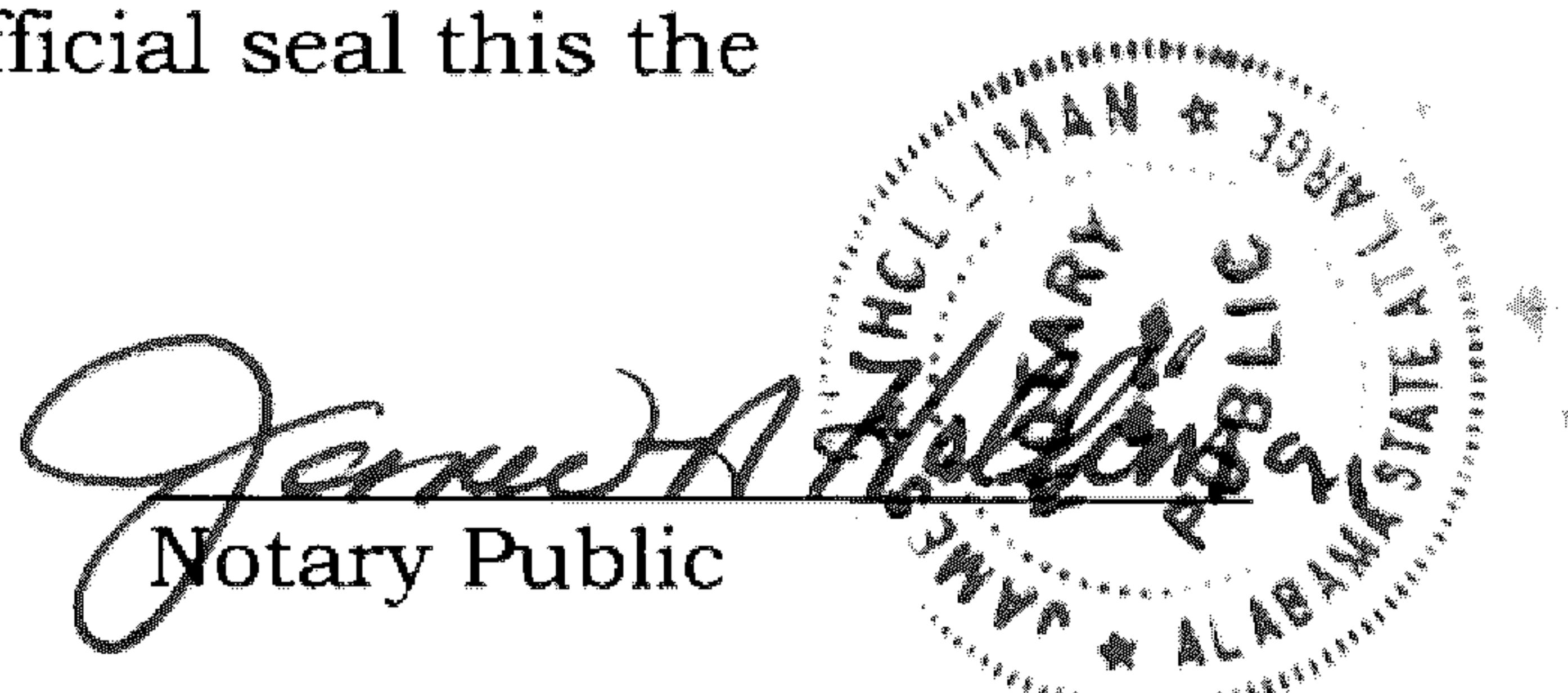
SHANNON DIPACE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that SHANNON DIPACE whose name is 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, executed the same voluntarily.

Given under my hand and official seal this the
10-25-2021



My Commission Expires:

3/12/25

Exhibit A

Lot 3, in Block 6, according to Thomas's Addition to the Town of Aldrich, map of which was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on February 23, 1944, in Map Book 3, Page 52, being known as Dwelling House No. 44 of the former Montevallo Coal Mining Company of Aldrich, Alabama, being situated in Shelby County, Alabama.

Subject to: 1) Taxes for the current year and subsequent years; 2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; 3) Mineral and mining rights, if any.

Source of Title: Instrument # 20210507000229180

Real Estate Sales Validation Form

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

Grantor's Name Shannon Dipace
 Mailing Address 176 Bice Circle
Montevallo, AL 35115

Grantee's Name Dagoberto Cervantes Molina
 Mailing Address Luis Enrique Cervantes Molina
176 Bice Circle
Montevallo, AL 35115

Property Address 176 Bice Circle
27 4 19 3 001 009.000

Date of Sale 10/25/21
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 23,480

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 - 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 10/25/21

Print

Sign

John J. Molina (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/09/2021 10:28:22 AM
 \$58.50 BRITTANI
 2021109000541770



Allen S. Boyd