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01/12/2022 02:25:28 PM
DEEDS 1/3

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:

Anayeli Valdes Leal and Esequiel
Ornelas
107 Heather Ln
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$350,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Angelia D. Bryant, an unmarried person**, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto **Anayeli Valdes Leal and Esequiel Ornelas**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 24, ACCORDING TO THE SURVEY OF HEATHER RIDGE SECOND ADDITION PHASE ONE, AS RECORDED IN MAP BOOK 20, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

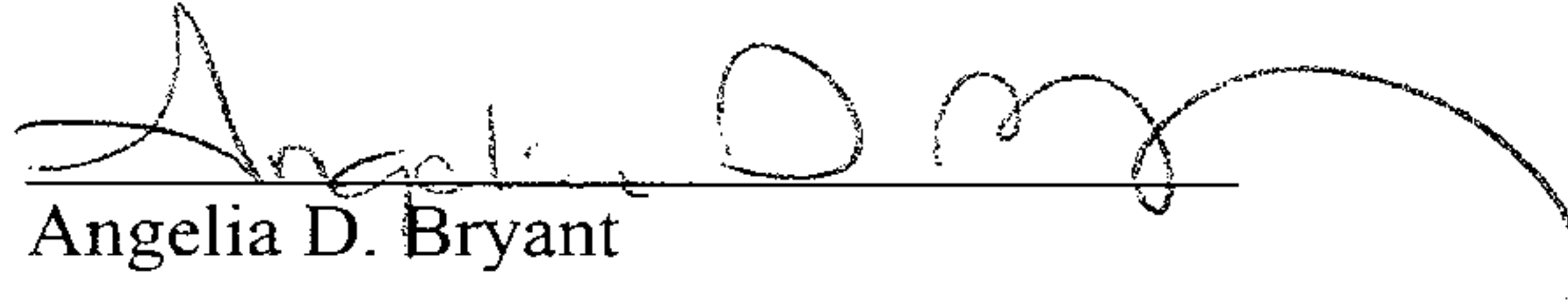
SUBJECT TO ALL MATTERS OF RECORD

\$327,750.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of 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 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.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of January, 2022.


Angelia D. Bryant

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angelia D. Bryant 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/he executed the same voluntarily on the day the same bears date.

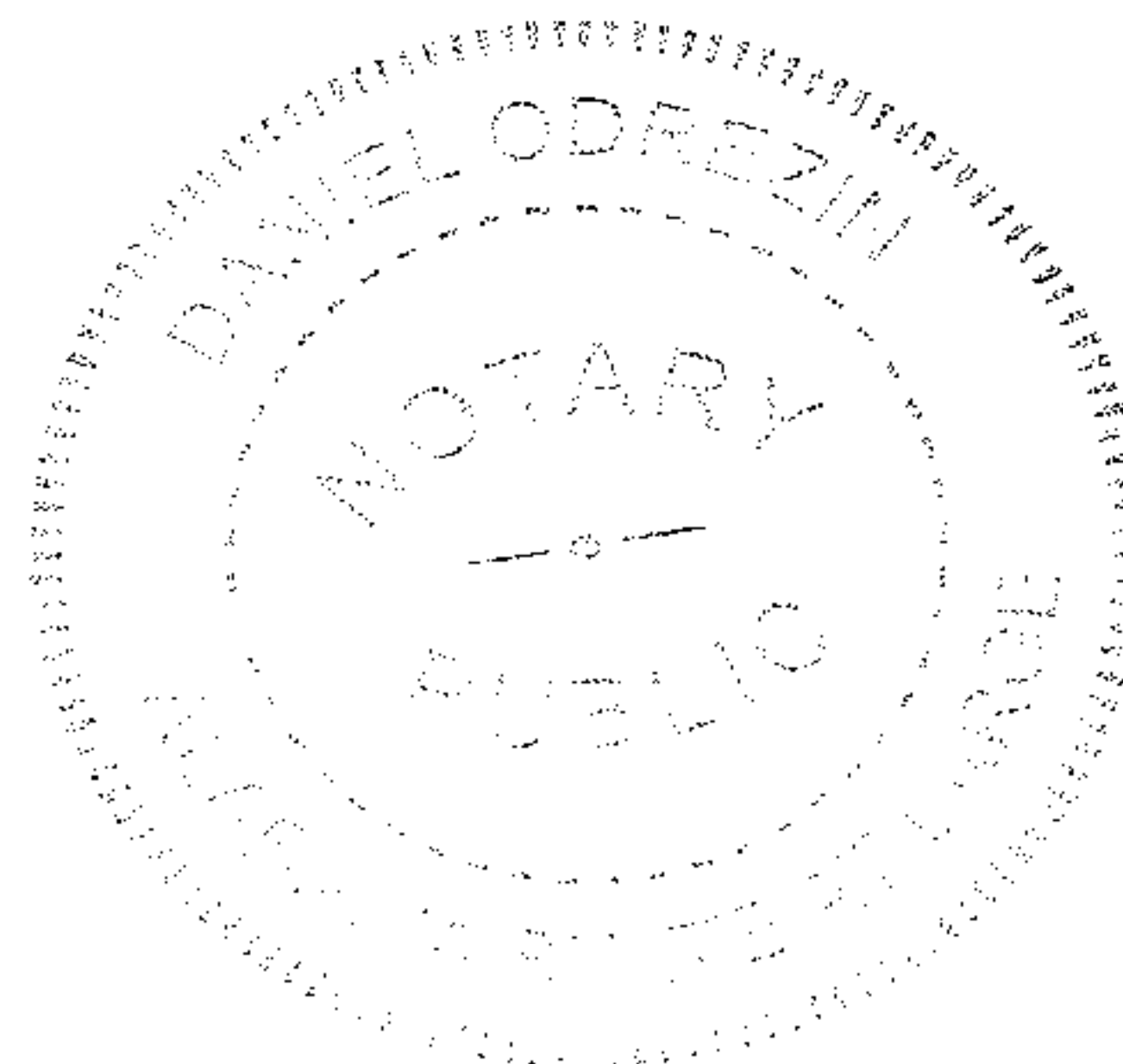
Given under my hand and official seal this 6th day of January, 2022.



Notary Public

My Commission Expires:

4/3/22



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Angelia D. Bryant
Mailing Address _____Grantee's Name Anayeli Valdes Leal and Esequiel Ornelas
Mailing Address _____Property Address 107 Heather Ln
Pelham, AL 35124Date of Sale January 6, 2022
Total Purchase Price \$350,000.00Or
Actual Value \$ _____Or
Assessor's Market Value \$ _____Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/12/2022 02:25:28 PM
\$50.50 CHERRY
20220112000014640*Angelia D. Bryant*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☐ Appraisal
☐ 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 - 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 1/6/22Print Daniel Odreza☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one