

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Roberto Reyes-Garcia and
Laura I. Grado-Lopez
36 Houston Dr
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVENTY THOUSAND AND 00/100 (\$70,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Lizet Martinez Chavez and Juan De Dios Chavez-Lopez, wife and husband** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Roberto Reyes-Garcia and Laura I. Grado-Lopez** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 38, in Deer Springs Estates 3rd Addition, according to Map recorded in Map Book 6, Page 5, in the Probate Office of Shelby County, Alabama. Also, a parcel of land located in the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of Lot #38 of Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Probate Office of Shelby County, Alabama, said point also being the NW corner of Lot #43 of said subdivision; thence in a northwesterly direction along the Southwest line of said Lot #38 a distance of 150.0 feet to the Northwest corner of said Lot #38, said point also being on the Southeast right of way line of Houston Drive; thence 90 degrees 00 minutes 00 seconds left in a Southwesterly direction along said right of way line (extended) a distance of 60.0 feet; thence 90 degrees 00 minutes 00 seconds left in a Southeasterly direction a distance of 124.65 feet; thence 67 degrees 05 minutes 48 seconds left, in a Southeasterly direction a distance of 65.13 feet to the point of beginning. All situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that

GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 14th day of January, 2022.

X Lizet Martinez Chavez
Lizet Martinez Chavez

X Juan De Dios Chavez-Lopez
Juan De Dios Chavez-Lopez

STATE OF ALABAMA
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Lizet Martinez Chavez and Juan De Dios Chavez-Lopez**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of January, 2022.

Justin Smitherman
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Lizet Martinez Chavez and Juan De Dios Chavez-LopezMailing Address 38 Houston Drive
Pelham, AL 35124Property Address 38 Houston Drive
Pelham, AL 35124Grantee's Name Roberto Reyes-Garcia and Laura I. Grado-LopezMailing Address 38 Houston Drive
Pelham, AL 35124Date of Sale January 14, 2022Total Purchase Price \$70,000.00

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
☒ 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 January 14, 2022

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/ Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/14/2022 10:05:38 AM
 \$98.00 JOANN
 20220114000017390

Allen S. Byrd

Form RT-1