Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Ashley Carter & John Carter 119 Roy Court Helena, AL 35080

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHIE
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$320,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, SUSANA VAZQUEZ and RICARDO VAZQUEZ-ARRIAGA, wife and husband (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, ASHLEY CARTER and JOHN CARTER (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 18, according to the Survey of Laurel Woods, Phase V, as recorded in Map Book 20, page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$298,200.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

20220503000181330 05/03/2022 02:39:22 PM DEEDS 2/3

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 2nd day of May, 2022.

SUSANA VAZQUEZ

RICARDO VÁZQUEZ-ARRIAGA

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON	}

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that SUSANA VAZQUEZ and RICARDO VAZQUEZ-ARRIAGA, whose names are 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of May, 2022.

MINIMINE.

NOTARY PUBLIC

My commission expires:

Roal Fetato Saloe Validation Form

	ileai Paiaic va	iics valluation i omi	
	This Document must be filed in accordar	nce with Code of Alabama	1975, Section 40-22-1
Grantor's Name	SUSANA VAZQUEZ and RICARDO VAZQUEZ-ARRIAGA	Grantee's Na	ASHLEY CARTER and JOHN meCARTER
Mailing Address	119 ROY COURT HELENA, AL 35080	Mailing Addre	ess119 ROY COURT HELENA, AL 35080
Property Address	119 ROY COURT HELENA, AL 35080	Date of S	ale May 2, 2022
		Total Purchase Pr	rice <u>\$320,000.00</u>
		or Actual Value	\$
		or Assessor's Market Va	lue\$
Sales Contra X Closing State If the conveyance of this form is not i	ment document presented for recordation cor	AppraisalOtherotains all of the required in	nformation referenced above, the filing
	<u> </u>	tructions	
Grantor's name an current mailing add	nd mailing address - provide the name or dress.	f the person or persons c	onveying interest to property and their
Grantee's name au conveyed.	nd mailing address - provide the name o	of the person or persons t	o whom interest to property is being
, -	the physical address of the property be perty was conveyed.	ing conveyed, if available	. Date of Sale - the date on which
Total purchase prices the instrument offer	ce - the total amount paid for the purcha ered for record.	se of the property, both re	eal and personal, being conveyed by
	e property is not being sold, the true value for record. This may be evidenced by a	• • • • • • • • • • • • • • • • • • • •	

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). 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 May 2, 2022	Print Malcolm S. McLeod
Unattested	Sign\
	(verified by) (Grantor/Grantee/Owner/Agent) circle one
	Filed and Recorded
	Official Public Records Judge of Probate, Shelby County Alabama, County
File 22345	Clerk Shelby County, AL 05/03/2022 02:39:22 PM \$50.00 CHERRY 20220503000181330 Clerk Shelby County, AL 05/03/2022 02:39:22 PM Alabama 08/2012 LSS