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05/31/2022 01:29:59 PM  
EXEDED 1/3

This Instrument prepared by:  
Law Office of Rodney Davis, LLC  
4625 Valleydale Road  
Birmingham, AL 35242

Please send tax notice to:  
Rodrigo Adrian Arambula  
102 Devonshire Pl  
Pelham, AL 35124

### EXECUTOR'S WARRANTY DEED

THIS INDENTURE is made, entered into and executed on this the 27<sup>th</sup> day of May 2022, by and between **JOY GIPSON BAGBY**, as Personal Representative of the Estate of **BOOBA CECILLE DAVIS BYARS**, deceased, as GRANTOR, and **RODRIGO ADRIAN ARAMBULA ZAMORA, AN UNMARRIED MAN, AND JESSICA ALVA HERNANDEZ, AN UNMARRIED WOMAN**, as GRANTEES;

WITNESSETH: THAT WHEREAS, Booba Cecille Davis Byars died in Alabaster, Shelby County, Alabama on the 30<sup>th</sup> day December, 2021, and died seized and possessed of the hereinafter described real property; and

WHEREAS, Joy Gipson Bagby was duly appointed as Personal Representative of the Estate of Booba Cecille Davis Byars on the 10<sup>th</sup> day of March 2022, by the Probate Court of Shelby County, Alabama, in Case Number PR-2022-000156, and has duly qualified and is now acting as such Personal Representative; and

WHEREAS, under the Last Will and Testament of the deceased, which said Last Will and Testament was duly admitted to Probate by the Probate Court of Shelby County, Alabama, the undersigned Personal Representative is authorized and empowered to execute this deed according to the form prescribed by law for the conveyance of real estate to the said Grantees.

NOW, THEREFORE, THE PREMISES CONSIDERED, the said GRANTOR, as Personal Representative of the Estate of Booba Cecille Davis Byars, deceased, for and in consideration of the sum of Two Hundred Sixty Thousand and No/100 (\$260,000.00) Dollars and other good and valuable considerations to the Grantor, in hand paid by the Grantees, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold and conveyed, and does by these presents give, grant, bargain, sell and convey 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, FOREVER, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**, the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

Lot 34, according to the Map and Survey of Stratford Place, Phase V, as recorded in Map Book 15, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the lot or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining, unto the GRANTEE(S), **FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS 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 FOREVER, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION.**

AND the Grantor does hereby covenant unto the Grantees that they are lawfully seized in fee simple of said premises and that they have a good right to sell and convey the same; that said premises are free from encumbrances, and any easements and restrictions of record in the office of the Judge of Probate of Shelby County, Alabama; and the Grantor will warrant and forever defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal on the day and year first above written.

*Joy Gipson Bagby Personal Representative*  
**JOY GIPSON BAGBY** as Personal Representative of the Estate  
of **BOOBA CECILLE DAVIS BYARS**, deceased

**\$247,000.00 of consideration being paid by mortgage.**

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned Notary Public in and for said County and State, hereby certify that **JOY GIPSON BAGBY** as Personal Representative of the Estate of **BOOBA CECILLE DAVIS BYARS**, deceased, 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 said conveyance, she, in her capacity as such Personal Representative of the Estate of **BOOBA CECILLE DAVIS BYARS**, deceased, and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 27<sup>th</sup> day of May 2022.

*Rodney Jamael Davis Esq*  
Notary Public  
My Commission Expires: 3/27/25

**RODNEY JAMAEL DAVIS ESQ**  
Notary Public  
Alabama State at Large





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/31/2022 01:29:59 PM  
 \$41.00 CHARITY  
 20220531000218760

*Allie S. Byrd*

**Real Estate Sales Validation Form**

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

Grantor's Name Estate of Booba Cecille Davis Byars  
 Mailing Address 102 Devonshire Pl  
Pelham, AL 35124

Grantee's Name Rodrigo Adrian Arambula Zamora  
 Mailing Address 102 Devonshire Pl  
Pelham, AL 35124

Property Address 102 Devonshire Pl  
Pelham, AL 35124

Date of Sale 5/27/2022  
 Total Purchase Price \$ 260,000.00

or  
 Actual Value \$ 185,900.00

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)

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> 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 5/27/22

Print Rodney Davis

Unattested \_\_\_\_\_  
 (verified by)

Sign   
 (Grantor/Grantee/Owner/Agent) circle one