



20220902000344420 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
09/02/2022 11:38:44 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
County of Jefferson

Send Tax Notice To:
Erika Contreras-Martinez
1702 Native Dancer Dr
Helena AL 35080

Know all men by these presents:

That in consideration of Twenty Thousand and No/100 Dollars (\$20,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, German D Hidalgo/ DH.F. Investments, LLC, a married person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Erika Contreras-Martinez (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 50, according to the Survey of Dearing Downs, 6th Addition, Phase 1, as recorded in Map Book 10, Page 78, in the Probate Office of Shelby County, Alabama

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

This deed was prepared without the benefit of a title exam.

This is not the Homestead of the above grantor nor his spouse

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/02/2022
State of Alabama
Deed Tax:\$20.00



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IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 24 day of February 2022.


German D Hidalgo

D.H. F Investments, LLC


By: Danny Hidalgo

Its: Managing Member

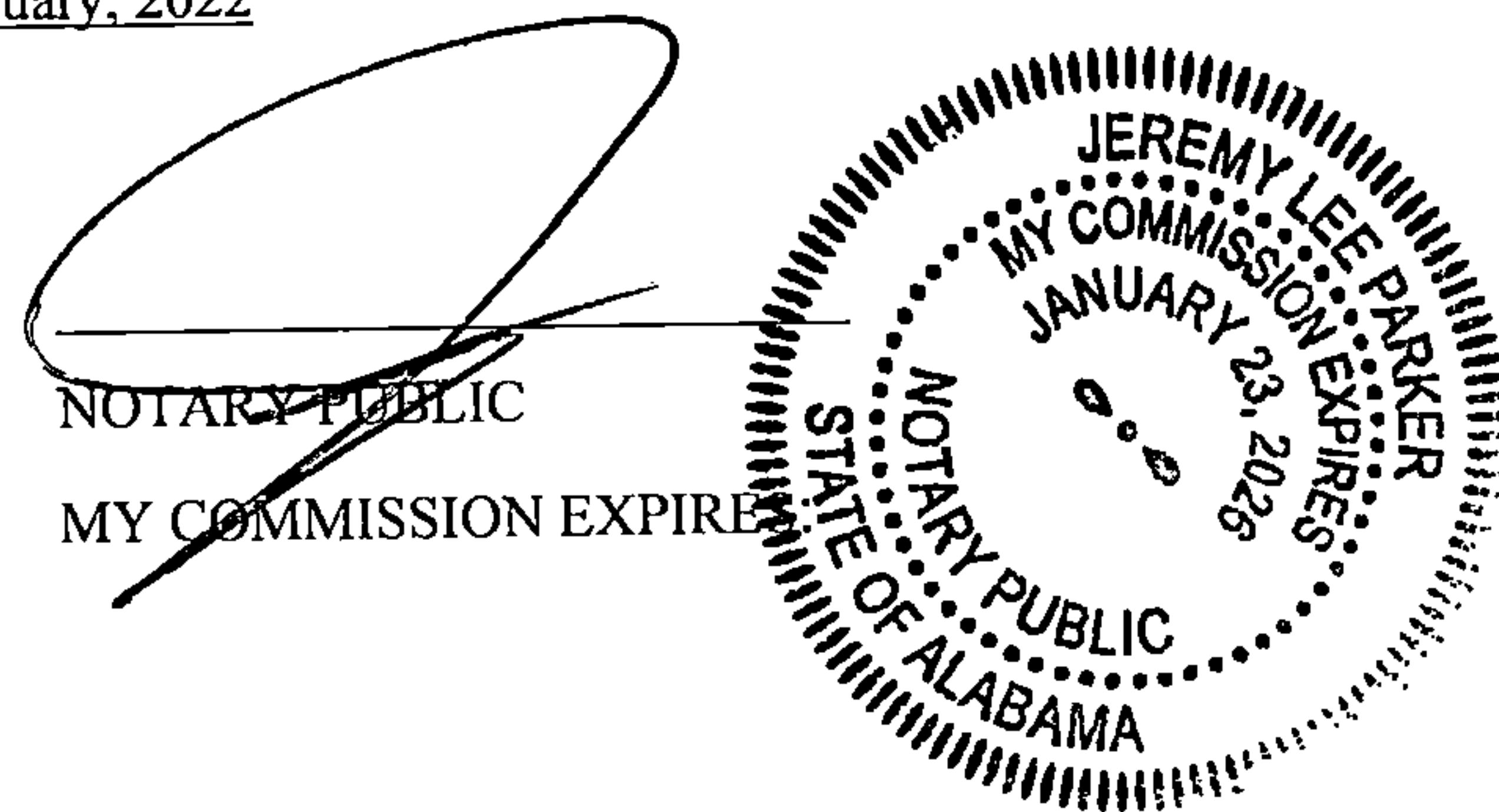
STATE OF Alabama

COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that German D Hidalgo 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of February, 2022



STATE OF Alabama

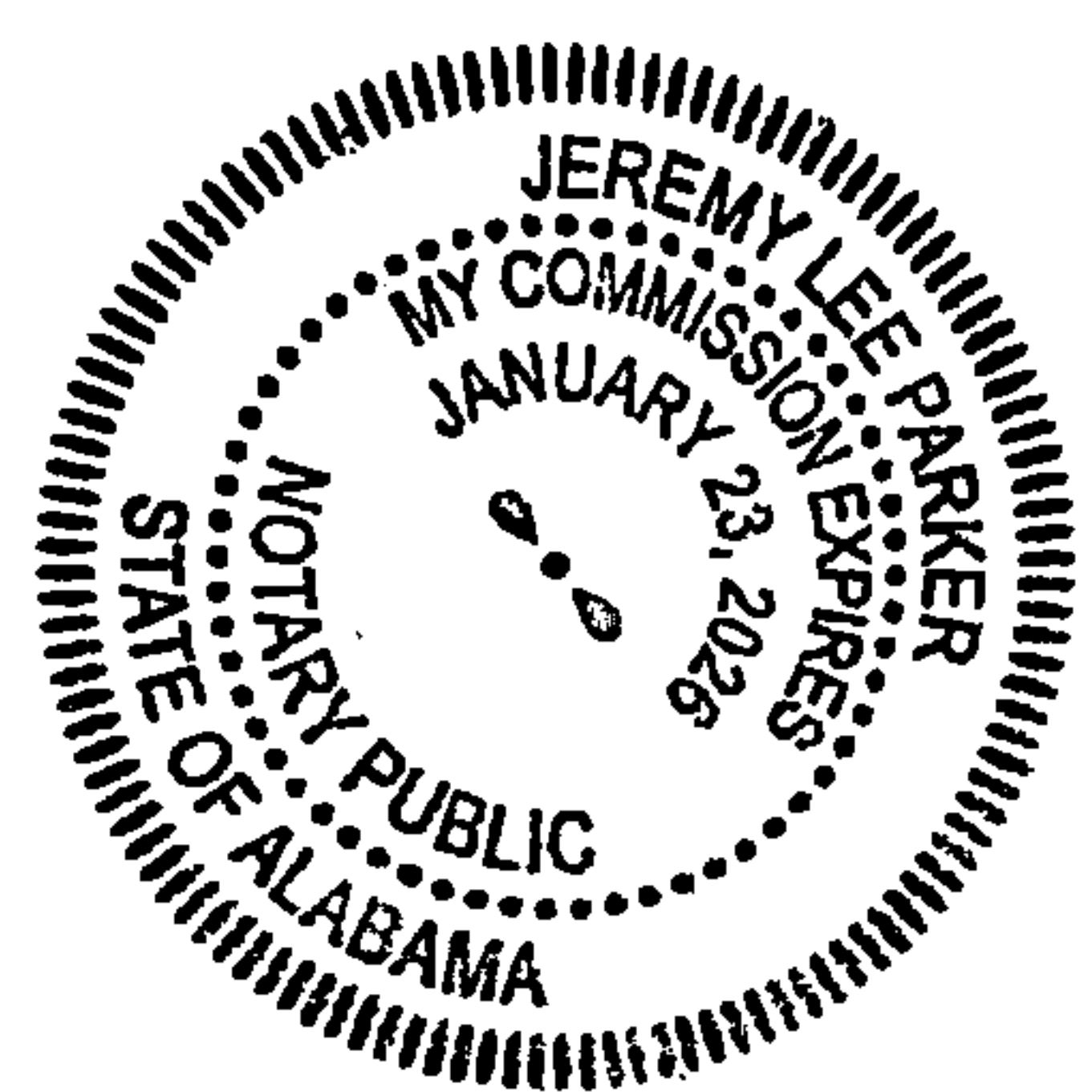
COUNTY OF

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Danny Hidalgo whose name as Managing member of DHF Investments, LLC, a limited liability company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 24 day of February 2022,


Notary Public
My Commission Expires:

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216
1702 Native Dancer





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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	German D Hidalgo/DHF Investments, LLC	Grantee's Name	Erika Contreras-Martinez
Mailing Address	2220 County Rd 84 Calera AL 35040		1702 Native Dancer Dr Helena AL 35080
Property Address	1702 Native Dancer Dr Helena AL 35080	Date of Sale	February 24, 2022
		Total Purchase Price Or Actual Value Or Assessor's Market Value	\$20,000.00 \$ \$

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 to ½ interest already own
 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.

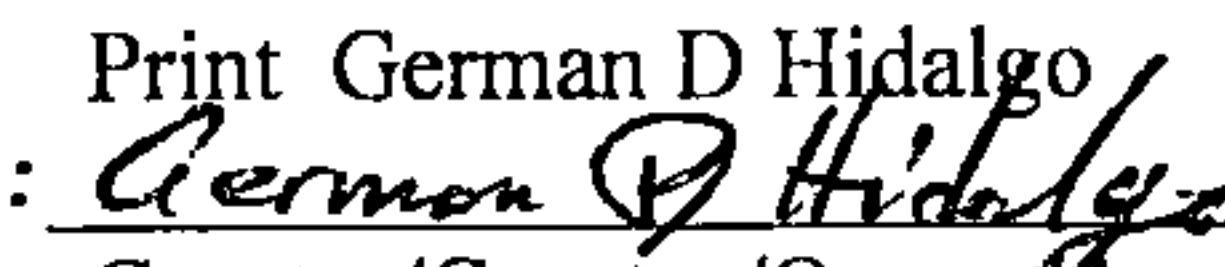
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: February 24, 2022

(verified by)

Print German D Hidalgo
 Sign: 
 Grantor/Grantee/Owner/Agent (circle one)
 Form RT-1