

This instrument was prepared by
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Isreal Medina Diaz
(Address) 7237 Northbridge Boulevard
Tampa, FL 33615

Warranty Deed

Actual Value: 267,000.00
Conveying 1/2 Interest: 133,500.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Israel Medina Diaz, a married man, Irving I. Medina, a married man, Jose I. Medina, a married man, Israel Medina, a married man**, being the sole heirs and next-of-kin of **Aleida Medina-Villegas, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Israel Medina Diaz** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOTS 145 AND 145A, ACCORDING TO THE RECORD MAP FOR BUILDERS GROUP ADDITION TO THE GLEN AT STONEHAVEN, PHASE TWO, AS RECORDED IN MAP BOOK 27, PAGE 146, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

The above-described property does not constitute the homestead of any grantor, nor that of their respective spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD, to the said GRANTEE, 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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 11 day of October, 2022.

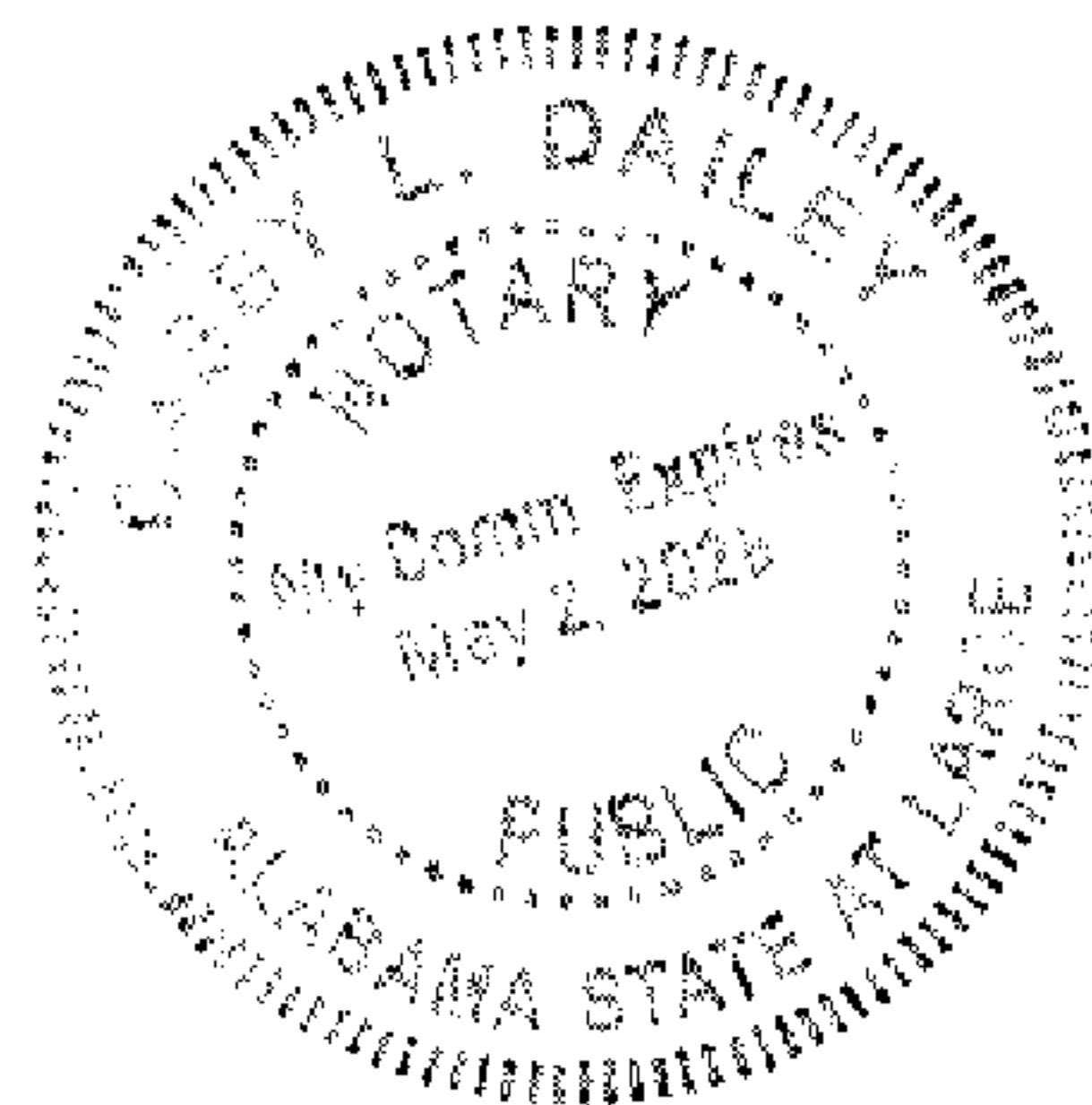
Israel Medina Diaz
Israel Medina Diaz

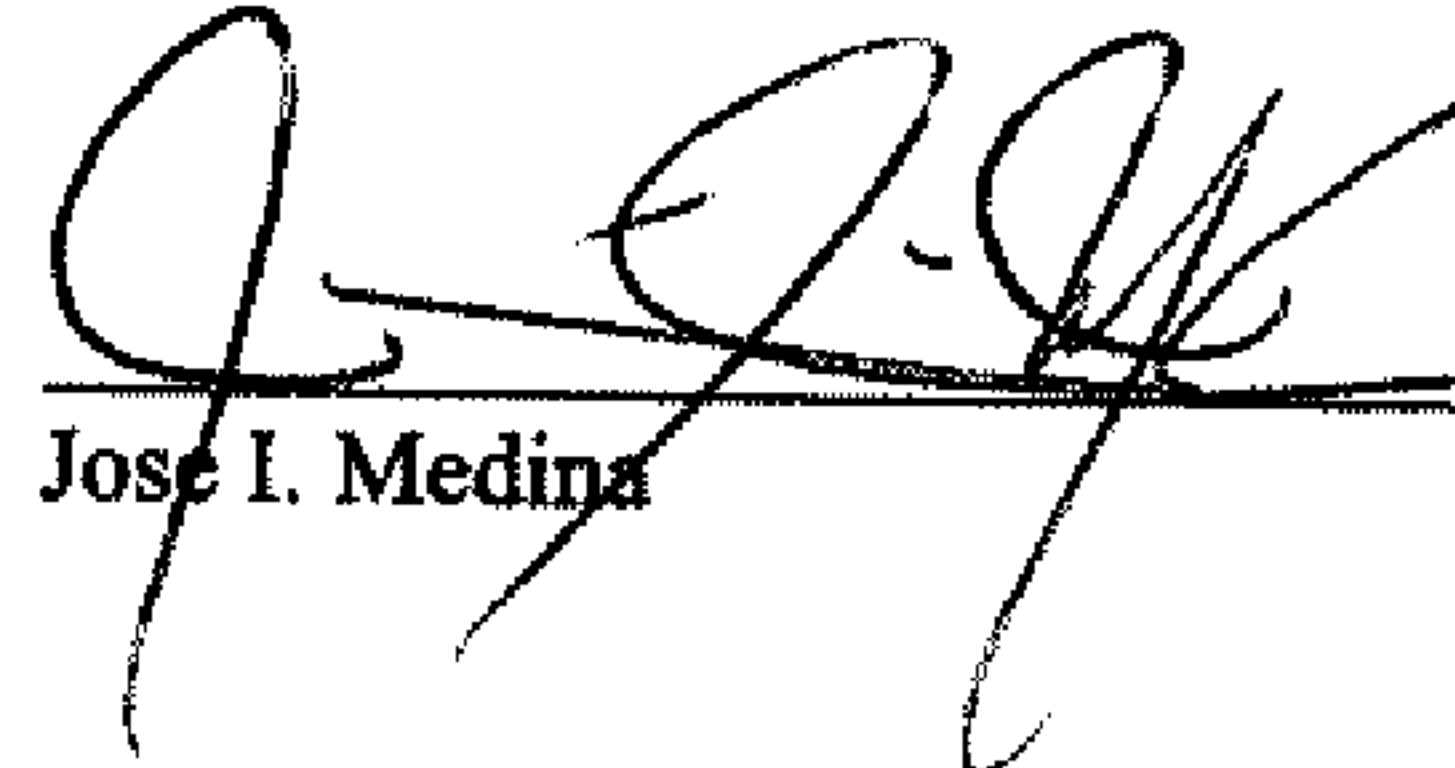
STATE OF Alabama)
COUNTY OF Shelby)
)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Israel Medina Diaz**, whose name is signed to the foregoing **heirship affidavit**, and who is 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 with full Authority.

Given under my hand and official seal this 11 day of October, 2022.

Amey Hair
Notary Public
My commission expires: 05/02/2026

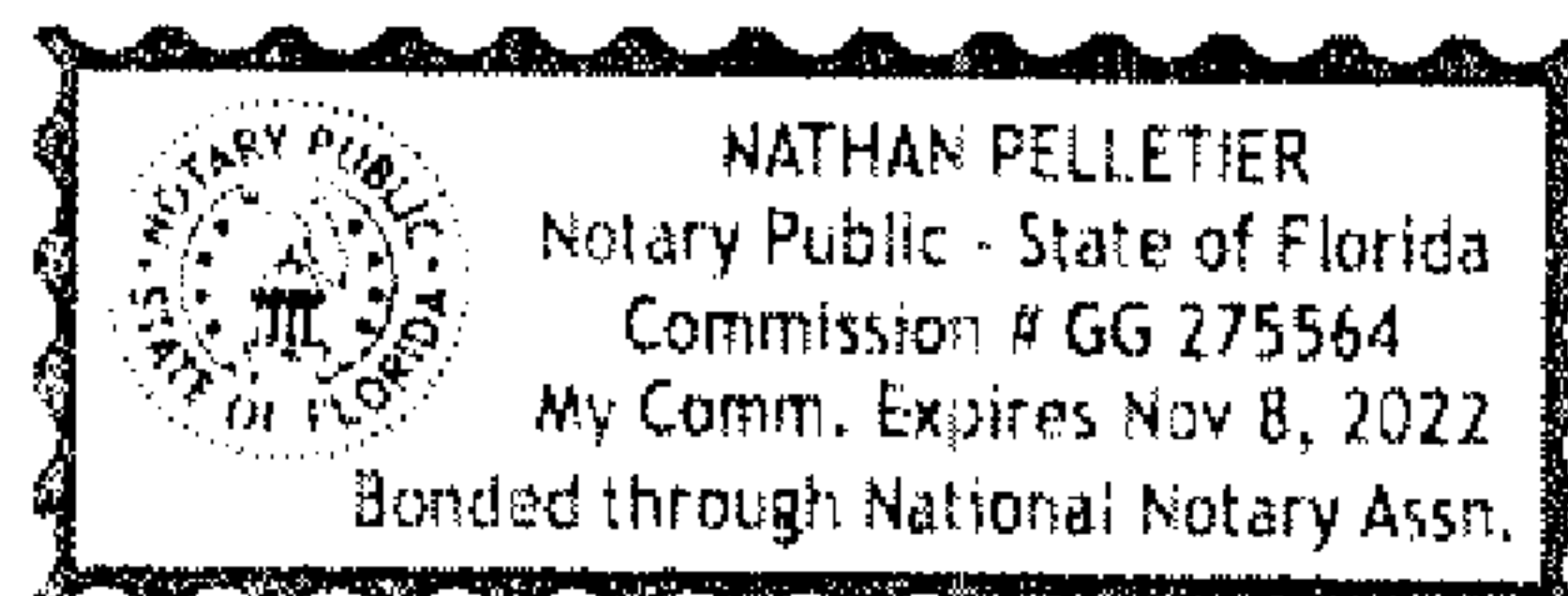



Jose I. Medina

STATE OF Florida
COUNTY OF Hillsborough

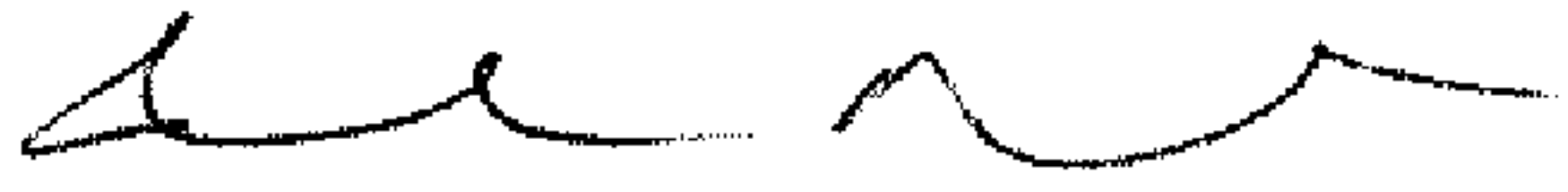
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jose I. Medina**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 3 day of October, 2022.




Notary Public

My commission expires: Nov 8 2022

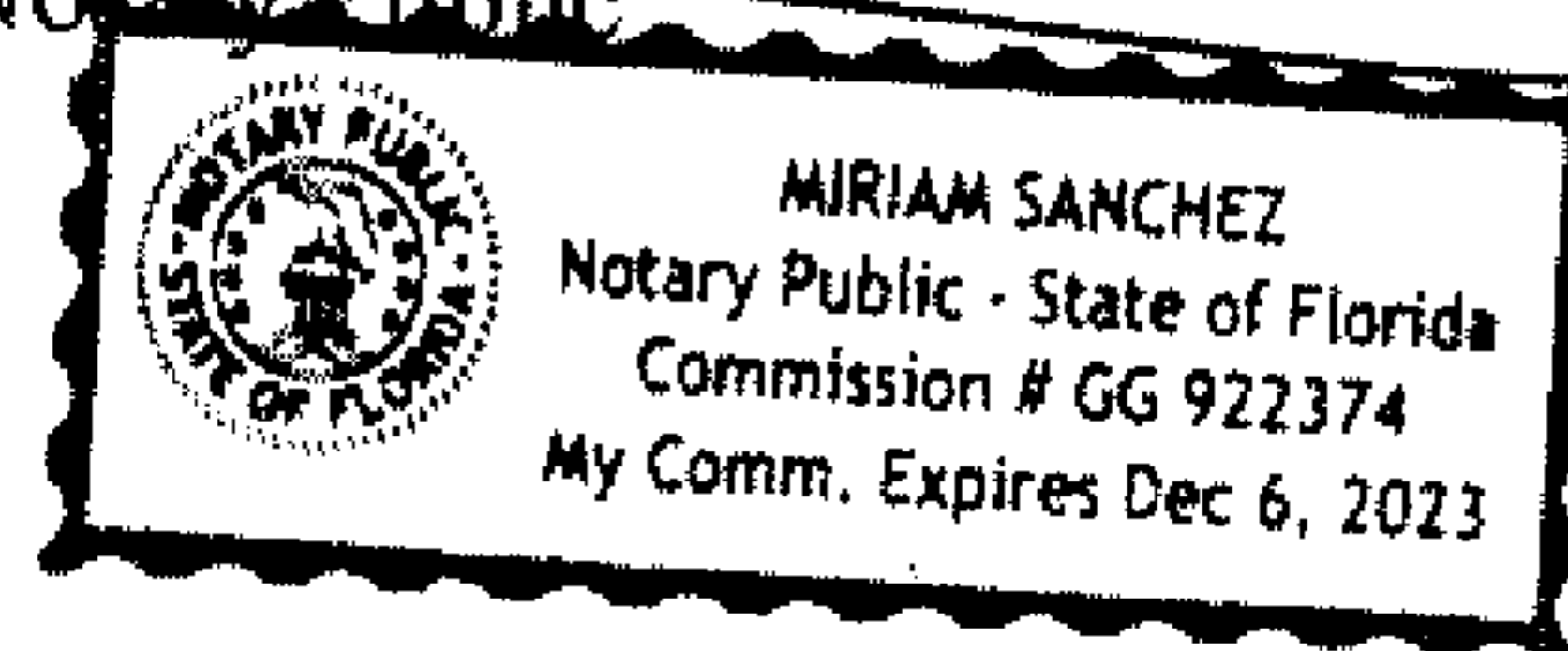

Israel Medina

STATE OF Florida
COUNTY OF Miami Dade

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Israel Medina**, whose names 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 executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 5 day of Oct, 2022.
MR. Israel Medina physically present

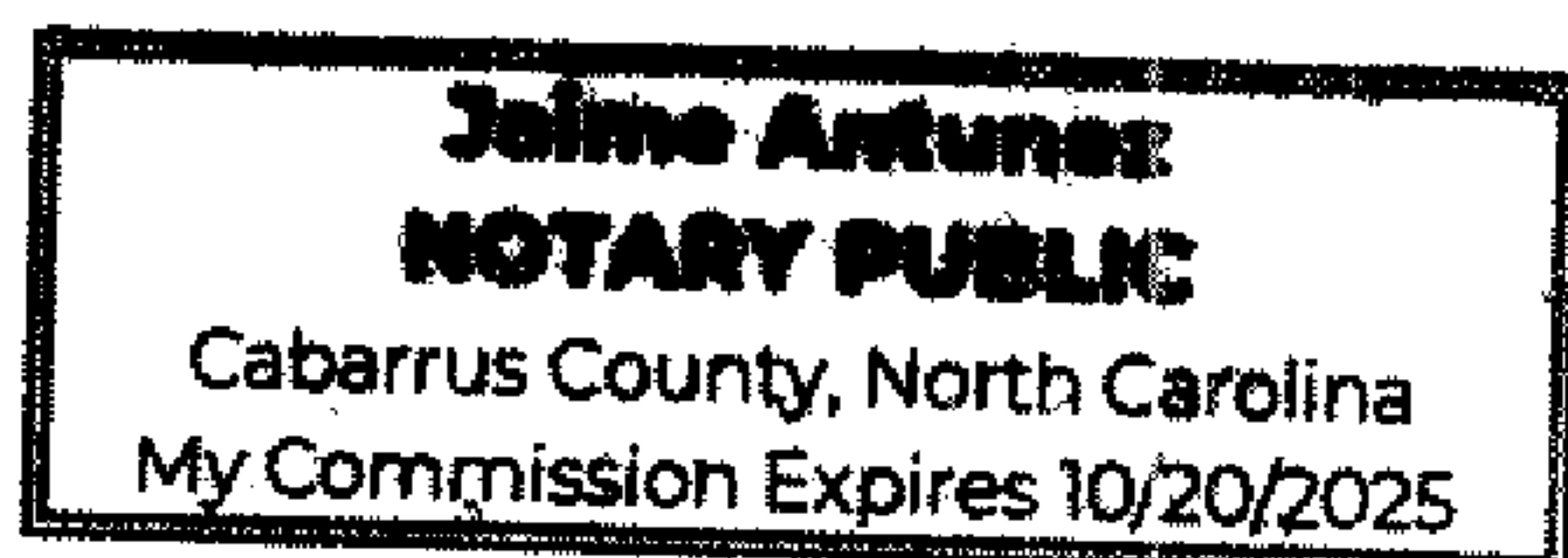
Notary Public



STATE OF North Carolina
COUNTY OF Cabarrus

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Irving I. Medina**, 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. he executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 5 day of October, 2022.



Jaime Antunes
Notary Public
My commission expires: 10/20/2025

Property Address: 395 Walker Way, Pelham, AL 35124
Seller Address: 7237 Northbridge Boulevard, Tampa, FL 33615
Buyer Address: 7237 Northbridge Boulevard, Tampa, FL 33615

STATE OF ALABAMA

COUNTY OF SHELBY 10/26/2022 09:41:49 AM DEEDS 6/12

HEIRSHIP AFFIDAVIT

COME NOW, Israel Medina Diaz, Irving I. Medina, and Jose I. Medina, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, said Affiants are over the age of nineteen (19) years, said Affiants are of sound mind and competent to execute this Affidavit.
2. On July, 2004, Israel Medina Diaz and Aleida Medina-Villegas, pursuant to instrument recorded in Instrument Number: 20040813000456410, in the Office of the Judge of Probate of Shelby County, Alabama received a conveyance of certain real estate situated in Shelby County, Alabama.

The above referenced real estate is hereinafter described, as follows:

LOTS 145 AND 145A, ACCORDING TO THE RECORD MAP FOR BUILDERS GROUP ADDITION TO THE GLEN AT STONEHAVEN, PHASE TWO, AS RECORDED IN MAP BOOK 27, PAGE 146, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

3. On or about April 6th, 2020, Aleida Medina-Villegas died, and her estate was never submitted to probate, and no such probate proceedings are anticipated.
4. Upon the date of the decease of Aleida Medina-Villegas, she left the following heirs and next-of-kin to survive her:

Israel Medina Diaz – Husband

7237 Northbridge Boulevard
Tampa, FL 33615

Irving I. Medina - Son

3193 Helmsley Ct
Concord, NC 28027

Jose I. Medina – Son

7237 Northbridge Blvd
Tampa, FL 33615

Israel Medina - Son

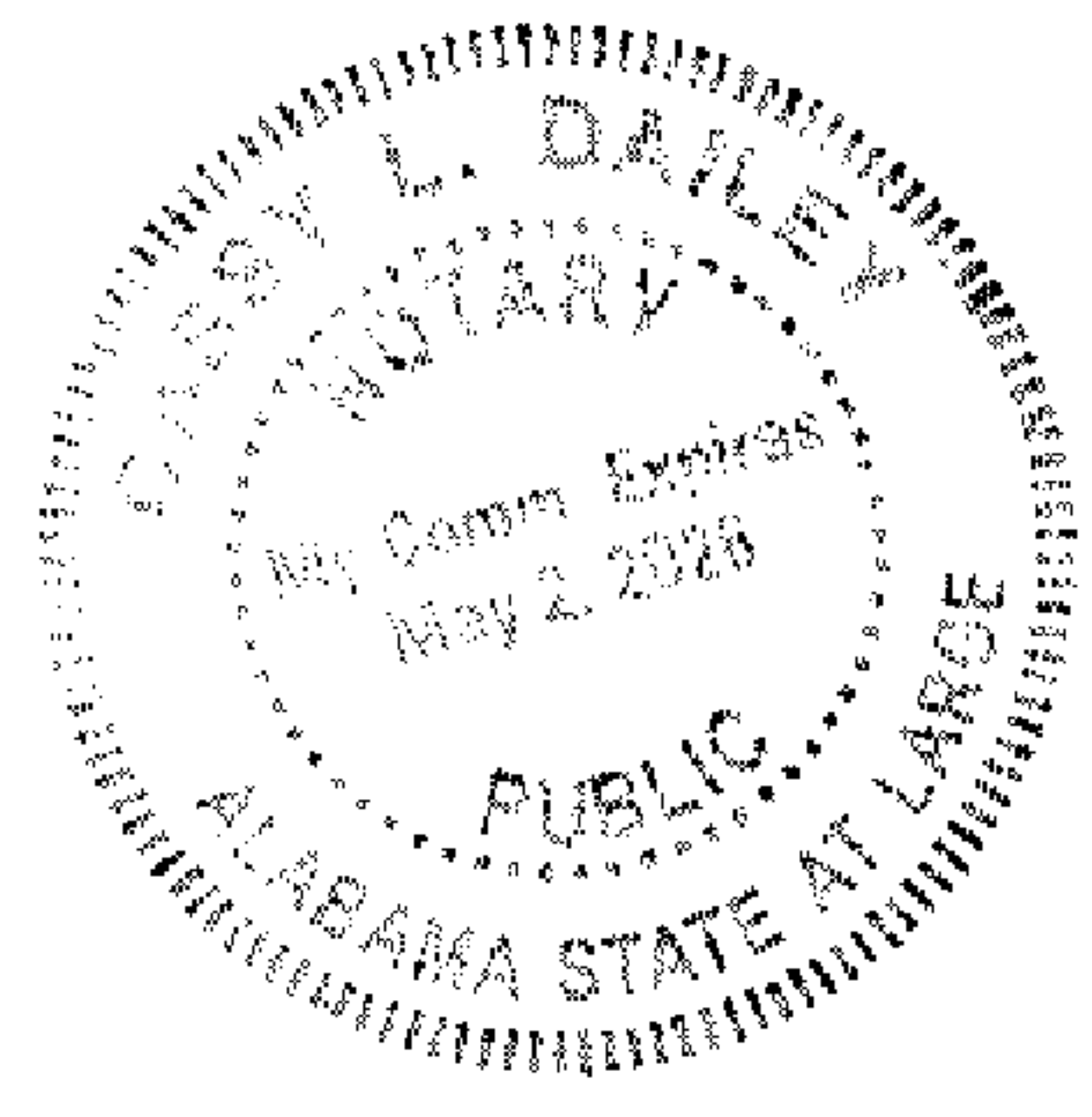
855 SW 1113th Lane
Pembroke Pines, FL 33025

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Israel Medina Diaz**, whose names 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 executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 11 day of Oct., 2022.
Christina

Notary Public
My commission expires: 05/02/2026



Israel Medina

STATE OF Florida)
COUNTY OF Miami)
Dade)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Israel Medina**, whose name is signed to the foregoing **heirship affidavit**, and who is 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 with full Authority.

Given under my hand and official seal this 5 day of Oct, 2022.

MR. ISRAEL MEDINA physically present

Notary Public

My commission expires: _____



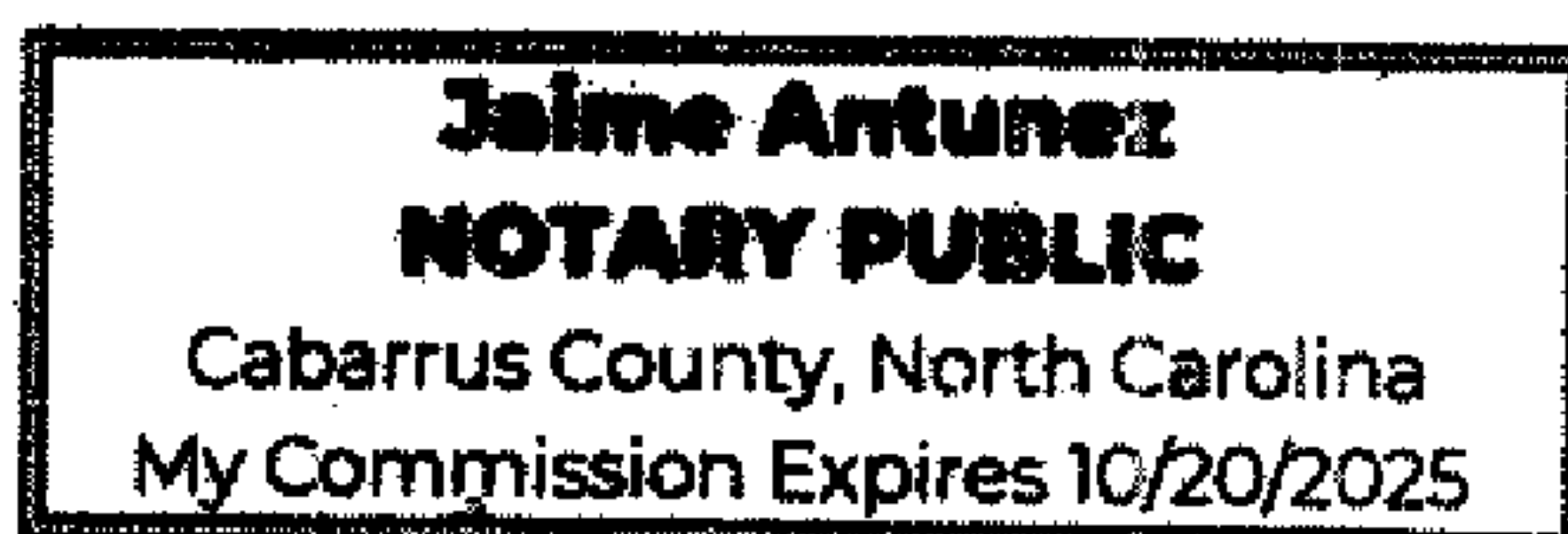
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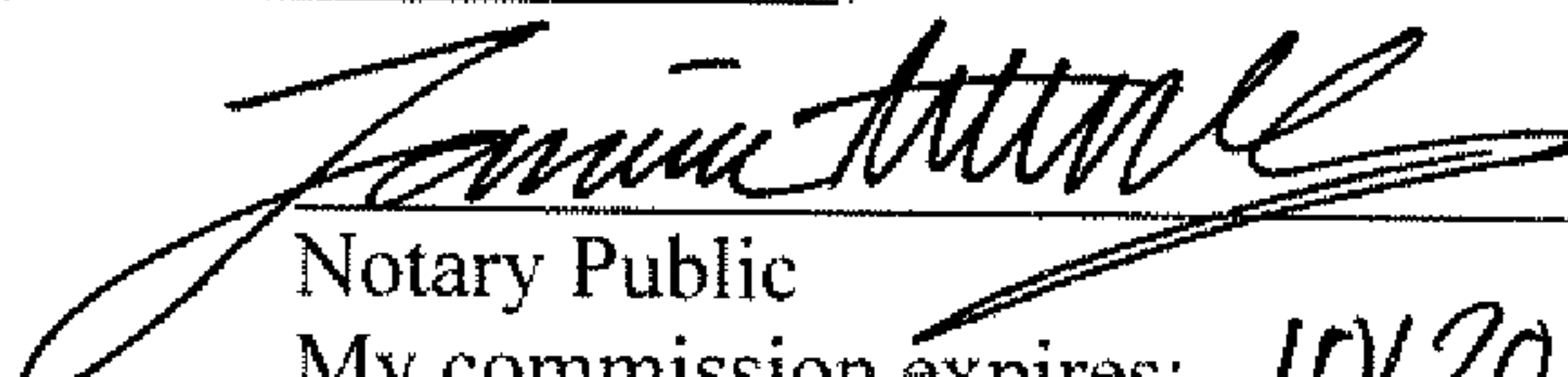
Irving I. Medina

STATE OF North Carolina
COUNTY OF Cabarrus

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Irving I. Medina**, whose name is signed to the foregoing **heirship affidavit**, and who is 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 with full Authority.

Given under my hand and official seal this 5 day of October, 2022.



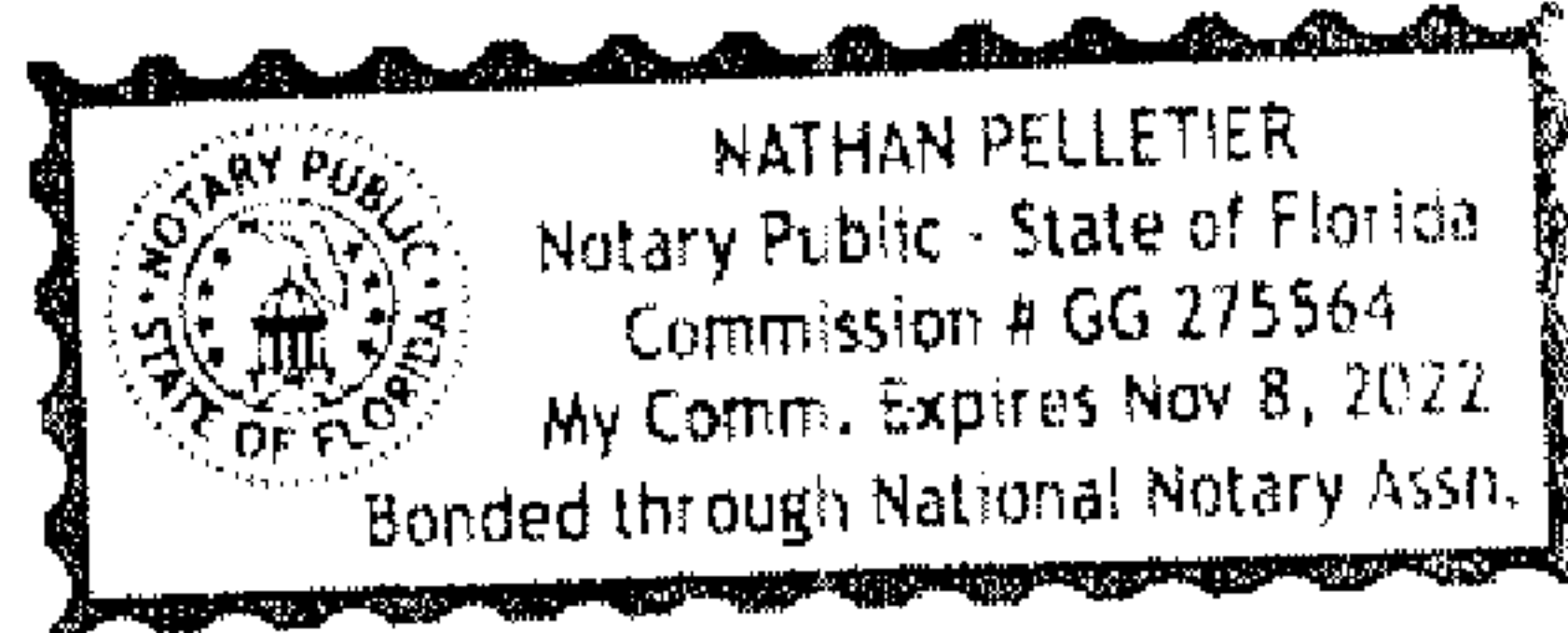

Notary Public
My commission expires: 10/20/2025

20221026000402130 10/26/2022 09:41:49 AM DEEDS 10/12

STATE OF Florida
COUNTY OF Hillsborough

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jose I. Medina**, whose name is signed to the foregoing **heirship affidavit**, and who is 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 with full Authority.

Given under my hand and official seal this 3 day of October, 2022



[Signature]
Notary Public
My commission expires: Nov 8 2022

AFFIDAVIT AS TO HEIRS

State of Alabama
County of Shelby

On this 3rd day of October, 2022 before me personally appeared, the undersigned to me personally known, the undersigned, who being by me duly sworn, on oath say that Affiant is familiar with the family history of Aleida Medina-Villegas, deceased having known the family for many years.

The purpose of this affidavit is to establish the heirs and next of kin of Aleida Medina-Villegas under Section 43-8-41 et seq. of the Code of Alabama the owner of the real property described herein.

On or about April 6th, 2020, Aleida Medina-Villegas died, and her estate was never submitted to probate, and no such probate proceedings are anticipated.

Upon Aleida Medina-Villegas she was the fee simple owner in the following described property:

LOTS 145 AND 145A, ACCORDING TO THE RECORD MAP FOR BUILDERS GROUP ADDITION TO THE GLEN AT STONEHAVEN, PHASE TWO, AS RECORDED IN MAP BOOK 27, PAGE 146, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

And Affiant further states that said deceased left surviving persons, as heirs or otherwise interested in the estate:

Name of widower: Israel Medina Diaz

Children: Irving I. Medina, Jose I. Medina, and Israel Medina

Adopted children: NONE

Descendants of deceased children: NONE.

And Affiant further states that said descendants left no other children or adopted children or descendants of deceased or adopted children.

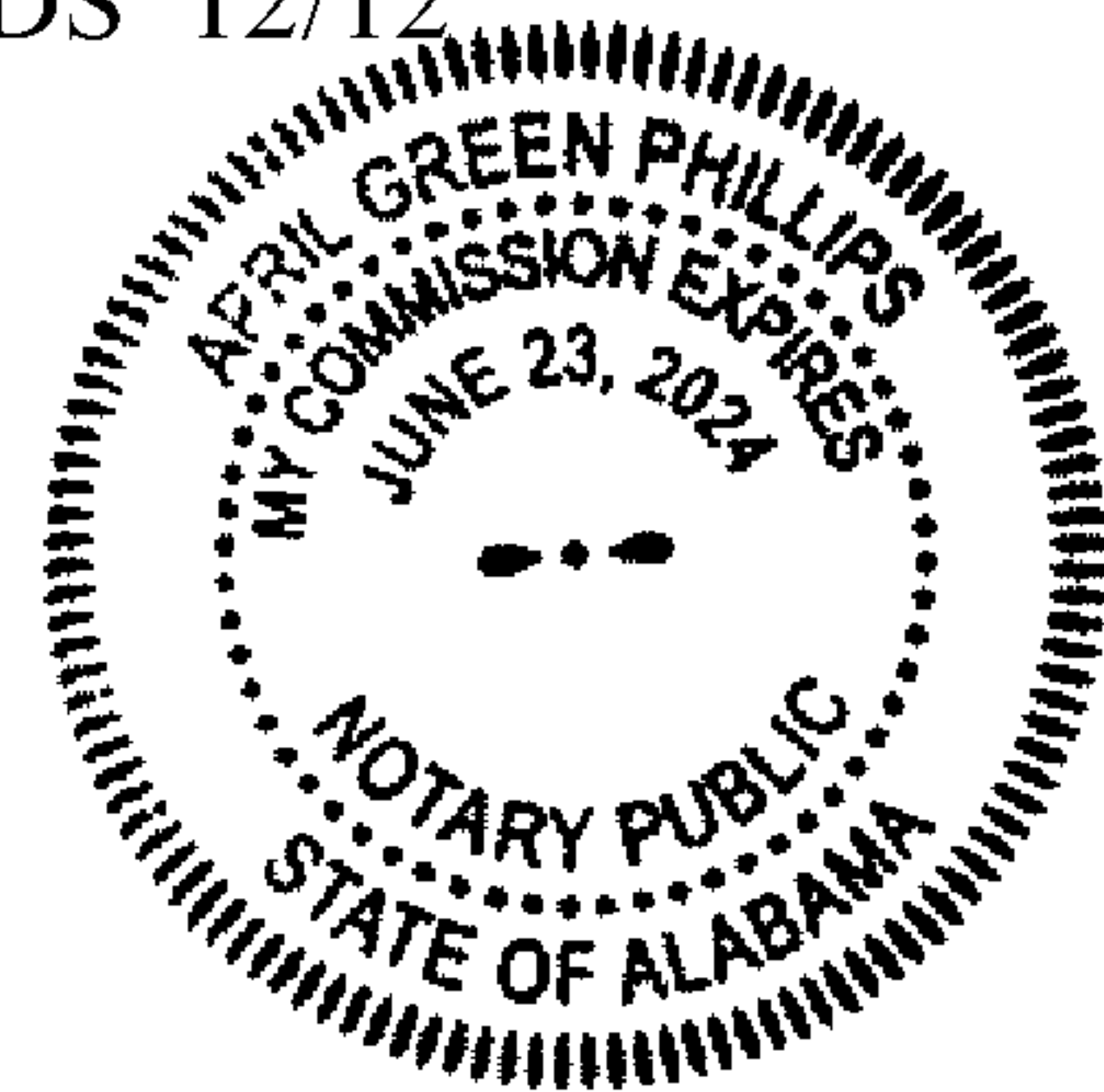
And that all of the above parties are of sound mind and over the age of nineteen years except the following: NONE

Names of minors: NONE

To the best of my knowledge the debts against said estate have been paid.

Natalie Hope
Affiant (signature)
Natalie Hope
Natalie Hope

505 Hwy 307, Shelby, AL 35143
Address



Subscribed and sworn to before me on this 3rd day of October 2022.

April Green Phillips
Notary Public
My term expires: June 23, 2024

Adam Hope
Affiant (signature)
Adam Hope
Adam Hope

505 Hwy 307, Shelby, AL 35143
Address

Subscribed and sworn to before me on this 3rd day of October 2022.

April Green Phillips
Notary Public
My term expires: June 23, 2024

Accepted and Agreed:

Israel Medina Diaz
Israel Medina Diaz

Irving I.
Irving I.

Jose I. Medina
Jose I. Medina
Israel Med



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/26/2022 09:41:49 AM
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20221026000402130



Allen S. Bayl