

Parcel I.D. #:

Send Tax Notice To: Denia Isabel Urizar Trigueros

371 11th Street  
Calera, AL 35040

## WARRANTY DEED

STATE OF ALABAMA      )  
                            )  
COUNTY OF SHELBY      )



20221114000422520 1/4 \$49.00  
Shelby Cnty Judge of Probate, AL  
11/14/2022 04:10:30 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of Seventeen Thousand Dollars and 00/100 (\$ 17,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Carolyn J. Peoples a single woman; Annise V. Jones, a single woman; and Barbara J. Jones, a single woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Denia Isabel Urizar Trigueros**, hereinafter known as the GRANTEE;

*Lot 21 L&N Kelley's Survey of Calera bounded North and East by Calera Land Co.; West by Tom Coats land.*

*Lot in Calera; bounded North by Jack Smith; East by Calera Land Co.; South by Sol Christian; West by L&N Railroad right-of-way.*

*INCLUDING A 12' X 65' MOBILE THAT CURRENTLY IS ON THE PROPERTY.*

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was taken from that certain instrument recorded in as Instrument # 20040510000244630, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANNEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANNEES, their heirs and assigns forever, against the

lawful claims of all person.



20221114000422520 2/4 \$49.00  
Shelby Cnty Judge of Probate, AL  
11/14/2022 04:10:30 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the  
02 Day of Nov., 2022.

Carolyn Peoples  
CAROLYN J. PEOPLES  
Lessor

Annise V. Jones  
ANNISE V. JONES  
Lessor

Barbara J. Jones  
BARBARA J. JONES  
Lessor

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

I, the undersigned, notary public in and for said state and county, hereby certify that **Carolyn J. Peoples, a single woman**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 02 Day of Nov., 2022.

CJ Peoples

Notary Public

My Commission Expires:

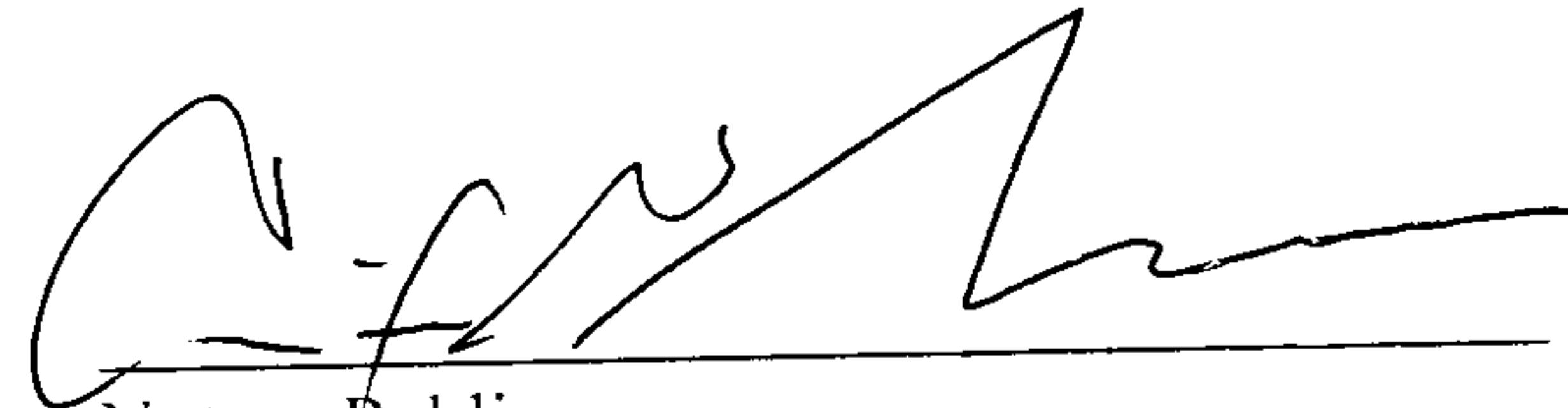
2/28/2024

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

  
20221114000422520 3/4 \$49.00  
Shelby Cnty Judge of Probate, AL  
11/14/2022 04:10:30 PM FILED/CERT

I, the undersigned, notary public in and for said state and county, hereby certify that **Annise V. Jones, a single woman**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 02 Day of Nov, 2022.



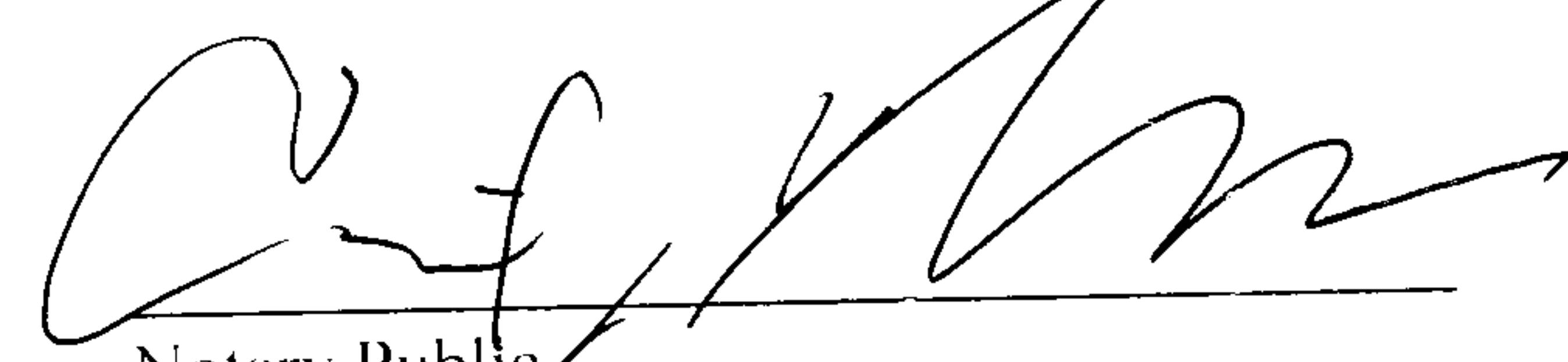
Notary Public

My Commission Expires: 2/28/2024

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

I, the undersigned, notary public in and for said state and county, hereby certify that **Barbara J. Jones, a single woman**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 02 Day of Nov, 2022.



Notary Public

My Commission Expires: 2/28/2024

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

Closing did not occur in the office of the  
preparer.

## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Carolyn J. Ann Jones  
P.O. Box 1482 Calera, AL  
Barbara J. Jones

Grantee's Name  
Mailing Address

Denia Urizar Trujeros  
371 11 Street  
Calera Alabama  
35040

Property Address

385 11 Street  
Calera AL 35040

Date of Sale

Total Purchase Price \$17,000

or

Actual Value

\$



or

Assessor's Market Value \$

20221114000422520 4/4 \$49.00  
Shelby Cnty Judge of Probate, AL  
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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 11/14/2022

Print Denia Urizar

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1