

SEND TAX NOTICE TO:
Evelyn Jimenez Catano
Jacqueline Jimenez Catano
160 Cedar Cove Drive
Pelham, AL 35124

This instrument was prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226

\$277,874.00 of the purchase price recited was paid from mortgage loan closed simultaneously herewith.

WARRANTY DEED

State of Alabama)
)
Jefferson County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Three Thousand and Zero cents (\$283,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **John R. Strickland, unmarried man** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Evelyn Jimenez and Jacqueline Jimenez Catano** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 5, according to the Survey of Cedar Cove, Phase Four, as recorded in Map Book 15, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

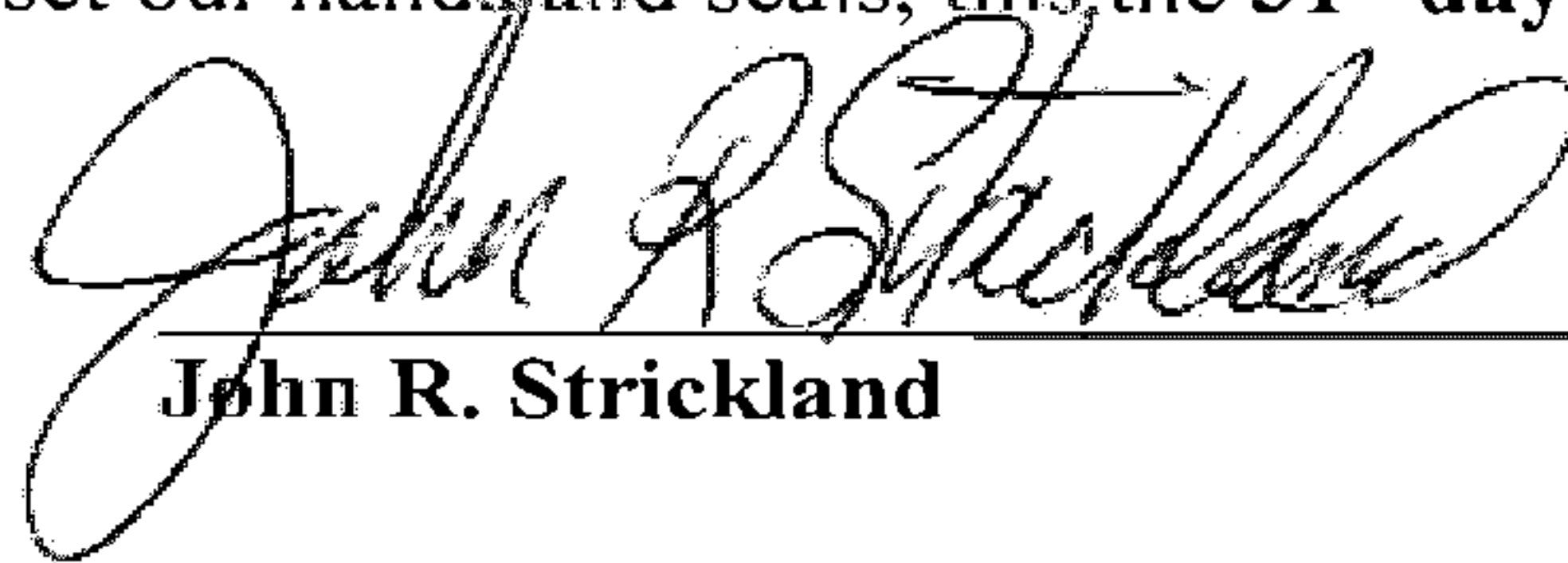
Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 2022, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **31st day of October, 2022.**

 (SEAL)
John R. Strickland


State of Alabama)
)
Shelby County)

General Acknowledgment

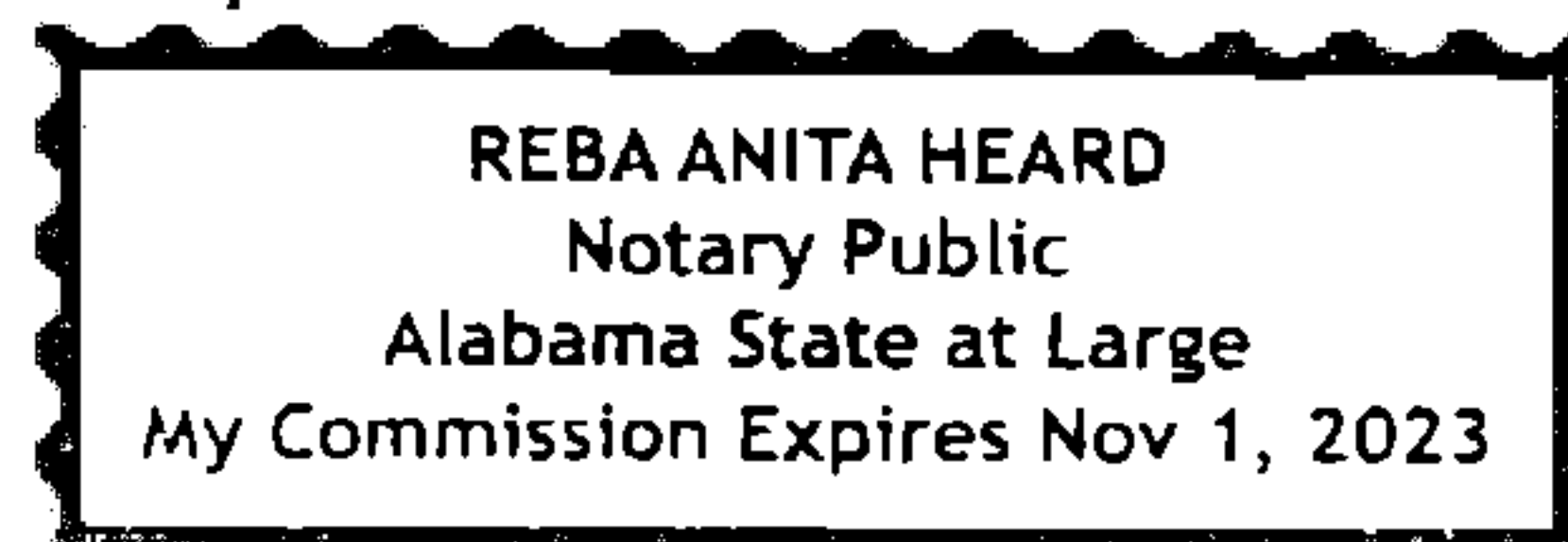
I, **Reba A. Heard**, a Notary Public in and for said County, in said State, hereby certify that **John R. Strickland** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed the same voluntarily for and as his own act on the day the same bears date.

Given under my hand and official seal this the **31st day of October, 2022.**

(SEAL)


Notary Public
My Commission Expires:

FILE NO: 2022100229H





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/15/2022 10:45:05 AM
\$30.50 JOANN
20221115000423180

Alvin S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name John R. Strickland
Mailing Address 48 Arapaho
Pensacola, FL 32507

Grantee's Name Evelyn Jimenez Catano
Mailing Address Jacqueline Jimenez Catano
1160 Cedar Cove Dr
Pelham AL 35124

Property Address 1160 Cedar Cove Dr
Pelham AL 35124

Date of Sale 10/31/22
Total Purchase Price \$ 283,000.00
or
Actual Value \$ _____
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 11/9/22

Print Reba A. Heard

Unattested _____
(verified by)

Sign Reba A. Heard
(Grantor/Grantee/Owner/Agent) circle one