

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Lorenzo & Hernandez
514 Willow Glen Dr.
Alaster AL 35007

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA }

COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS:

22-1301
THAT IN CONSIDERATION OF **Two Hundred Thirty-Six Thousand Five Hundred Dollars and NO/100 (\$236,500.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Base Partners LLC, an Alabama Limited Liability Company**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Marcos Perez Lorenzo and Paloma Santiago Hernandez** (herein referred to as **Grantees** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 26, Block 1, according to the Survey of Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$165,550.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees 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 Grantor does for itself and for its successors and assigns, covenant with the said Grantees, his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises and it is authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this 1st day of December, 2022

**Base Partners, LLC, an Alabama
Limited Liability Company**

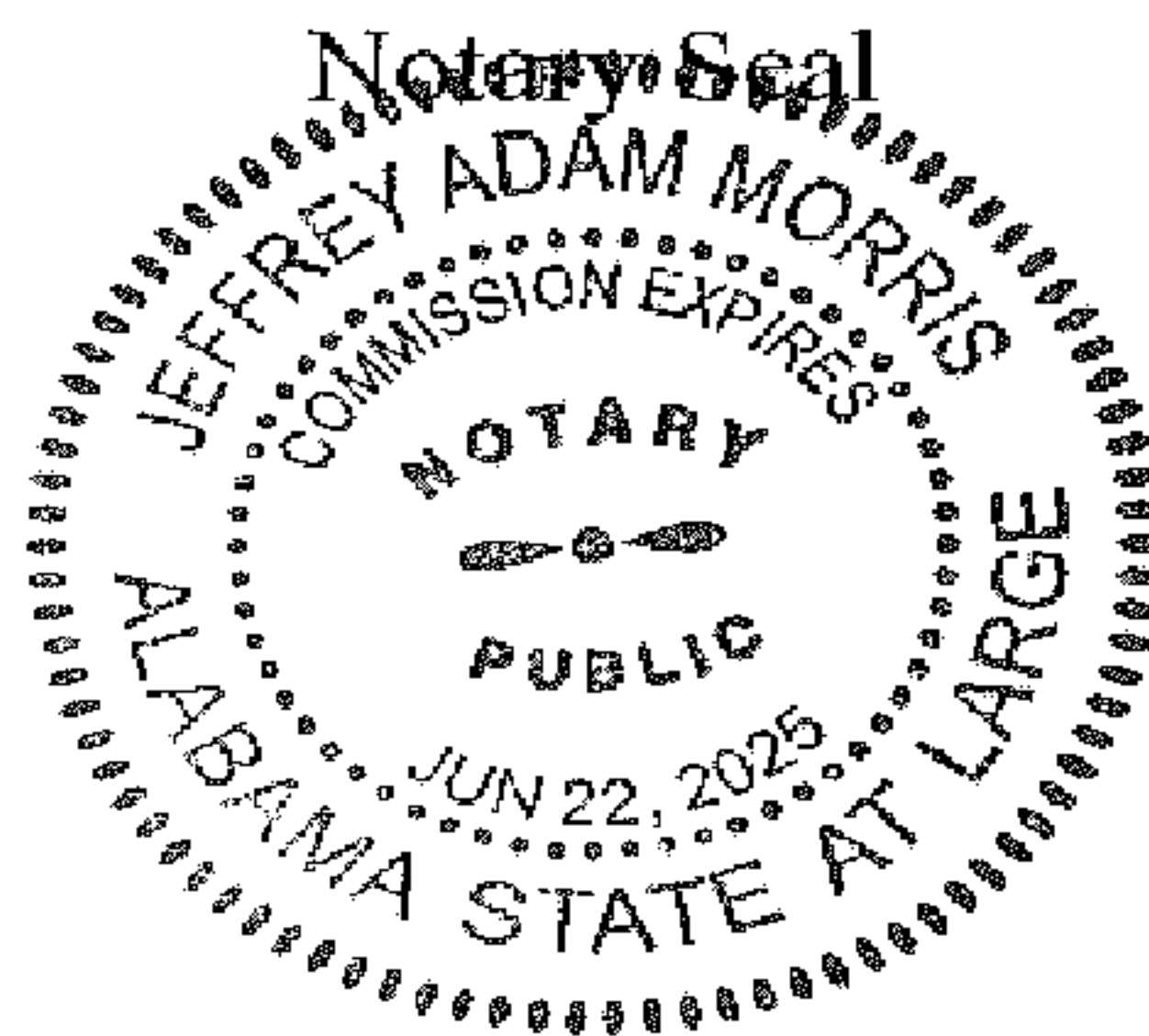



By: Mason Sanders, its Member

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Mason Sanders, whose name as Member of Base Partners, LLC**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of December, 2022




Notary Public
My commission expires: 6/22/25

**Base Partners, LLC, an Alabama
Limited Liability Company**

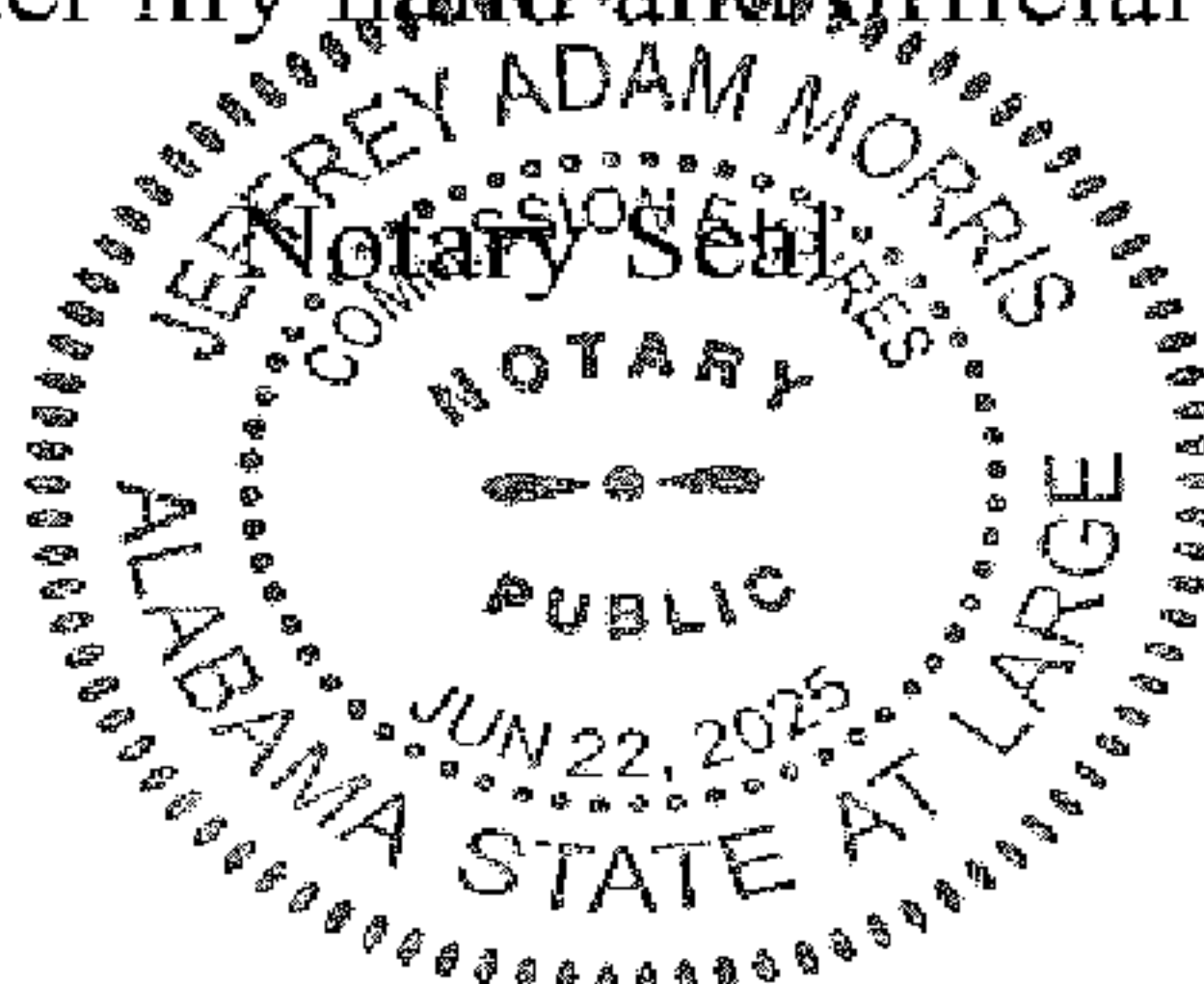



By: William Schaefer, its Member

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **William Schaefer, whose name as Member of Base Partners, LLC**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of December, 2022




Notary Public
My commission expires: 6/22/25

Real Estate Sales Validation Form

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

Grantor's Name Base Partners LLC	Grantee's Name	Marcos Perez Lorenzo Paloma Santiago Hernandez
Mailing Address <u>3040 Independence Dr</u> <u>Huntsville AL 35709</u>	Mailing Address	<u>314 Willow Glen Dr.</u> <u>Alabaster AL 35007</u>
Property Address	Date of Sale	December 1st, 2022
314 Willow Glen Dr, Alabaster, AL 35007-7414	Total Purchase Price	\$236,500.00
	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 12/1/22

Print Jeff Vennis

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2022 02:43:38 PM
 \$99.00 JOANN
 20221202000440650

Allie S. Boyd