

Instrument Prepared By:
Brandon Prince
1330 21st Way South, Suite 100
Birmingham, AL 35205

20221227000459670
12/27/2022 01:08:18 PM
DEEDS 1/3

Property Address:
455 5th Avenue Southeast
Alabaster, AL 35007

Grantee's Address:
455 5th Avenue Southeast
Alabaster, AL 35007

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Willie Ann Oden, a widow, as heirs at law of Boise Oden, deceased on or about February 17, 2022 (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Jose Luis-Marques Flores, a married man (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

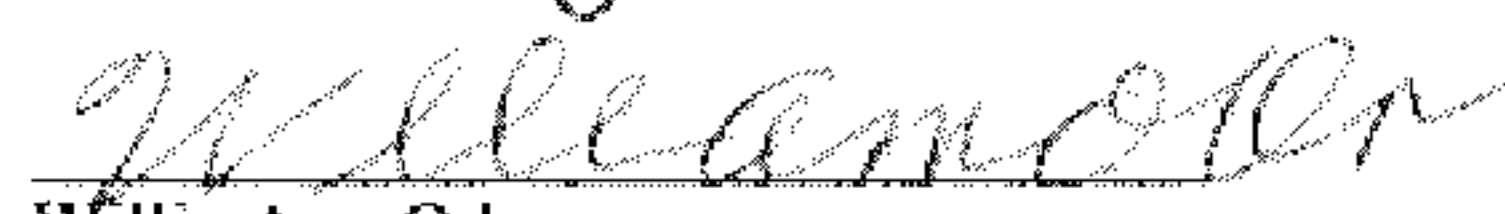
Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

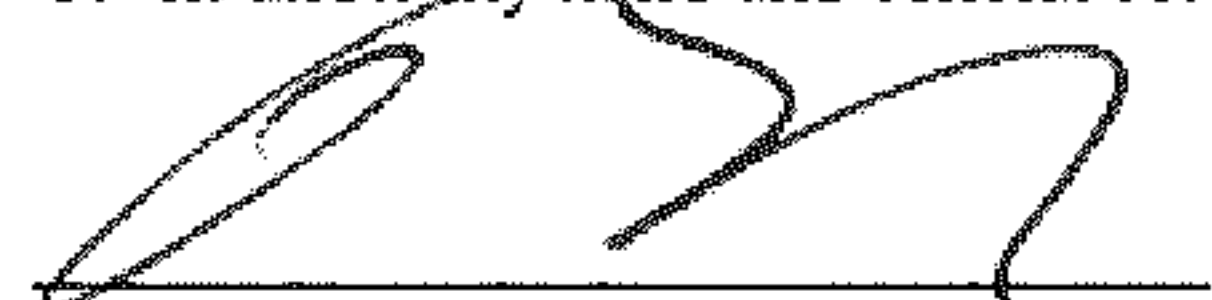
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 25 of May, 2022


Willie Ann Oden

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Willie Ann Oden whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 2022.


Notary Public
My Commission Expires: 1.30.2023

Brandon Prince
Notary Public Alabama State At Large
My Commission Expires Jan. 30, 2023

EXHIBIT "A"

Property Address: 455 5th Avenue Southeast
Alabaster, AL 35007

Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama; thence run North 108 feet; thence run East 375 feet; thence run South 15 feet to the Point of Beginning; thence turn an anterior angle to the right of 62 degrees 14 minutes 07 seconds for a distance of 80.73 feet; thence turn an interior angle to the right of 114 degrees 09 minutes 38 seconds for a distance of 141.90 feet; thence turn an interior angle to the right of 138 degrees 12 minutes 11 seconds for a distance of 87.79 feet; thence turn an interior angle of 45 degrees 24 minutes 04 seconds for a distance of 240.87 feet to the point of beginning.

According to survey of Ray Weygand, RLS #24973, dated April 12, 2022.

For information purposes only, the property address is purported to be:

455 5th Ave. SE, Alabaster, AL 35007

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

Grantor's Name Willie Ann Oden, Latesha Oden, Darleen Oden,
Dennis, Oden, Boise Oden, and Alvy Oden
 Mailing Address 1627 6th Pl NW
Birmingham, Al 35215

Grantee's Name Jose Luis-Marquez Flores
 Mailing Address 451 5th Avenue Southeast
Alabaster, AL 35007

Property Address 451 5th Avenue Southeast
Alabaster, AL 35007

Date of Sale December 20, 2022
 Total Purchase Price \$35,000.00
 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)

 Bill of Sale
 Sales Contract

 Appraisal
 Other:

 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 12/20/22

Print

Brandon Prince

Sign

[Signature]

(Grantor/Grantee/ Owner/Agent) circle one

Unattested



Filed and Recorded
 Official Public Records

Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/27/2022 01:08:18 PM
 \$63.00 CHARITY

Alex S. Bayl

Form RT-1