

This Instrument Prepared by:

**Jack R. Thompson, Jr.**  
**Law Office of Jack R. Thompson, Jr. LLC**  
**416 Yorkshire Drive**  
**Birmingham, AL 35209**  
**FILE NO. ATB3625**

**SEND TAX NOTICE TO:**

**Claudio Alejandro Sarniguet Jimenez**  
**615 Crosscreek Trail**  
**Pelham, Al 35124**

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## **W A R R A N T Y   D E E D**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Two Hundred Fifty Thousand Dollars and 00/100 Dollars (\$250,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Thanos Ventures, LLC, an Alabama limited liability company** whose mailing address is: 1900 Corporate Dr #381031, Birmingham, Al 35238 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Claudio Alejandro Sarniguet Jimenez** whose mailing address 615 Crosscreek Trail, Pelham, Al 35124 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 615 Crosscreek Trail, Pelham, Al 35124 to wit:

Lot 10, Block 4, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$237,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, 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 grantees, 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 the 7 day of April, 2023

Thanos Ventures, LLC

By   
Robert Wilson, Member/Manager

STATE OF Alabama,

Jefferson COUNTY ss:

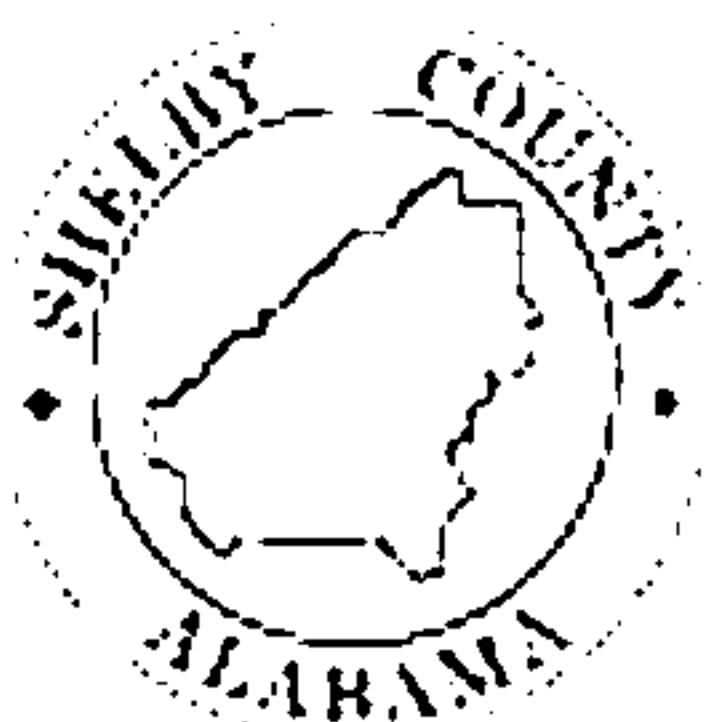
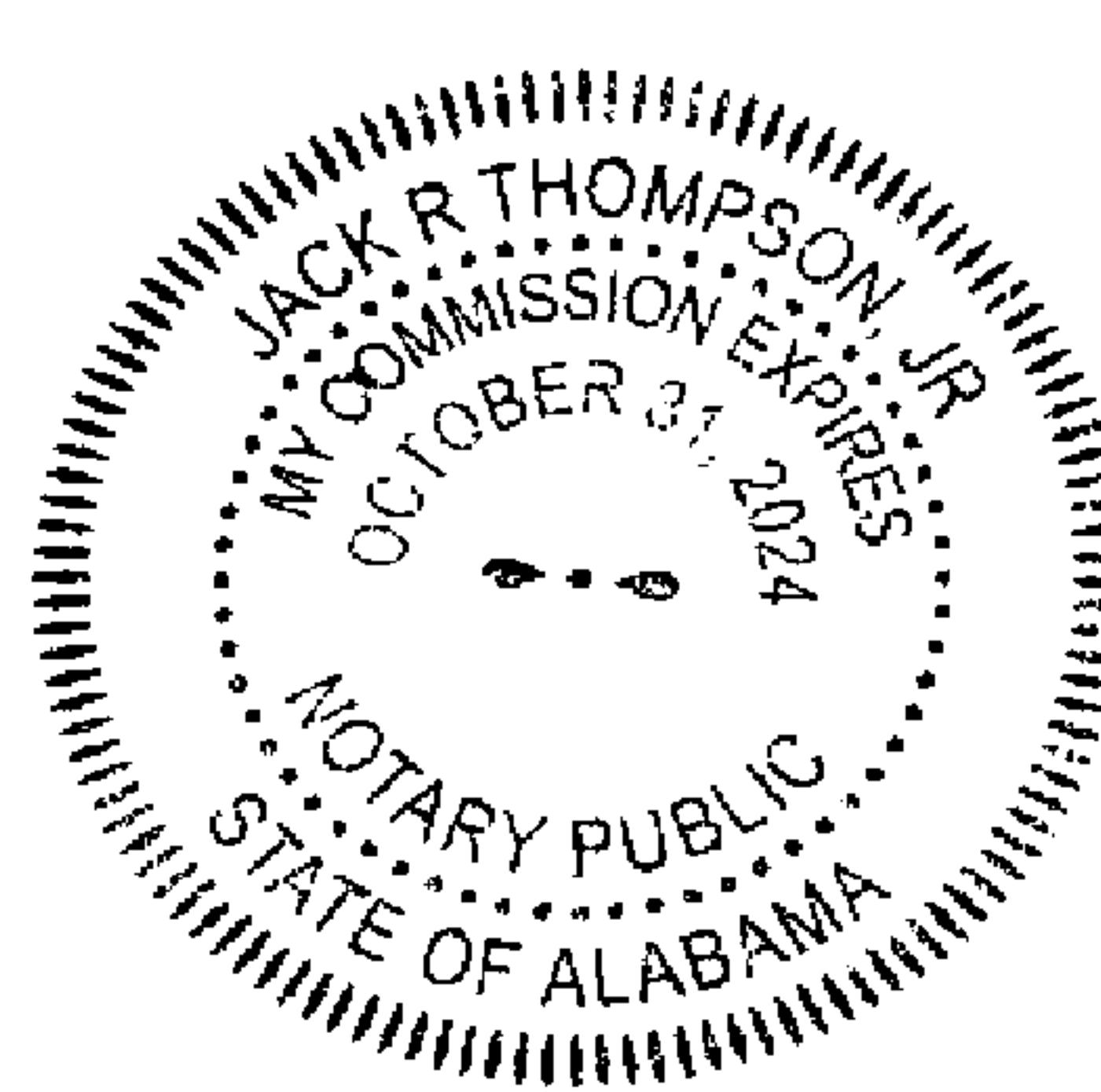
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Robert Wilson, whose name as MEMBER/MANAGER of, Thanos Ventures, LLC, and who is signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they as such Members executed the same voluntarily and with full authority.

April WITNESS my hand and official seal in the county and state aforesaid this the 7<sup>th</sup> day of April, 2023

My Commission Expires 10/31/2024

Reeves  
Notary Public

(S E A L)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/10/2023 12:12:21 PM  
\$37.50 JOANN  
20230410000100160

Allie S. Boyd