

FILE NO: V23-027

Tax Notice To:

STATE OF ALABAMA)
COUNTY OF SHELBY) **WARRANTY DEED**


KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS US (\$315,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **ALLIED PROPERTY SOLUTION, LLC, an Alabama limited liability company**, (hereinafter referred to as "GRANTOR"), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **JOSE LUIS MORALES HERNANDEZ, a married man, and SANDRA PATRICIA VALDEZ JUAREZ, a married woman**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 17, except the Northeast 5 feet, according to the Survey of Royal Oaks, First Sector, as recorded in Map Book 7, Page 17, in the Probate Office of Shelby County, Alabama.

- *Commonly known as 2500 Elizabeth Drive, Pelham, Alabama 35124
 - *Parcel ID No.: 13-1-02-0-001-001.016
 - ***THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.**
 - *Thirty foot building set back lines on the Southerly and Easterly sides of subject property and Ten foot easement on the West side of subject property, as shown by recorded plat.
 - *Protective covenants as recorded in Misc. Volume 24, Page 699, in the Probate Office of Shelby County, Alabama.
 - *There is a purchase money mortgage recorded along with this deed in the amount of \$285,600.00
- TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, by and through its undersigned authorized representative, has hereunto set its hand and seal this the 26th day of April, 2023.

Allied Property Solution, LLC
An Alabama limited liability company

BY: Andrew Judson Arrant
ITS: Authorized Signer

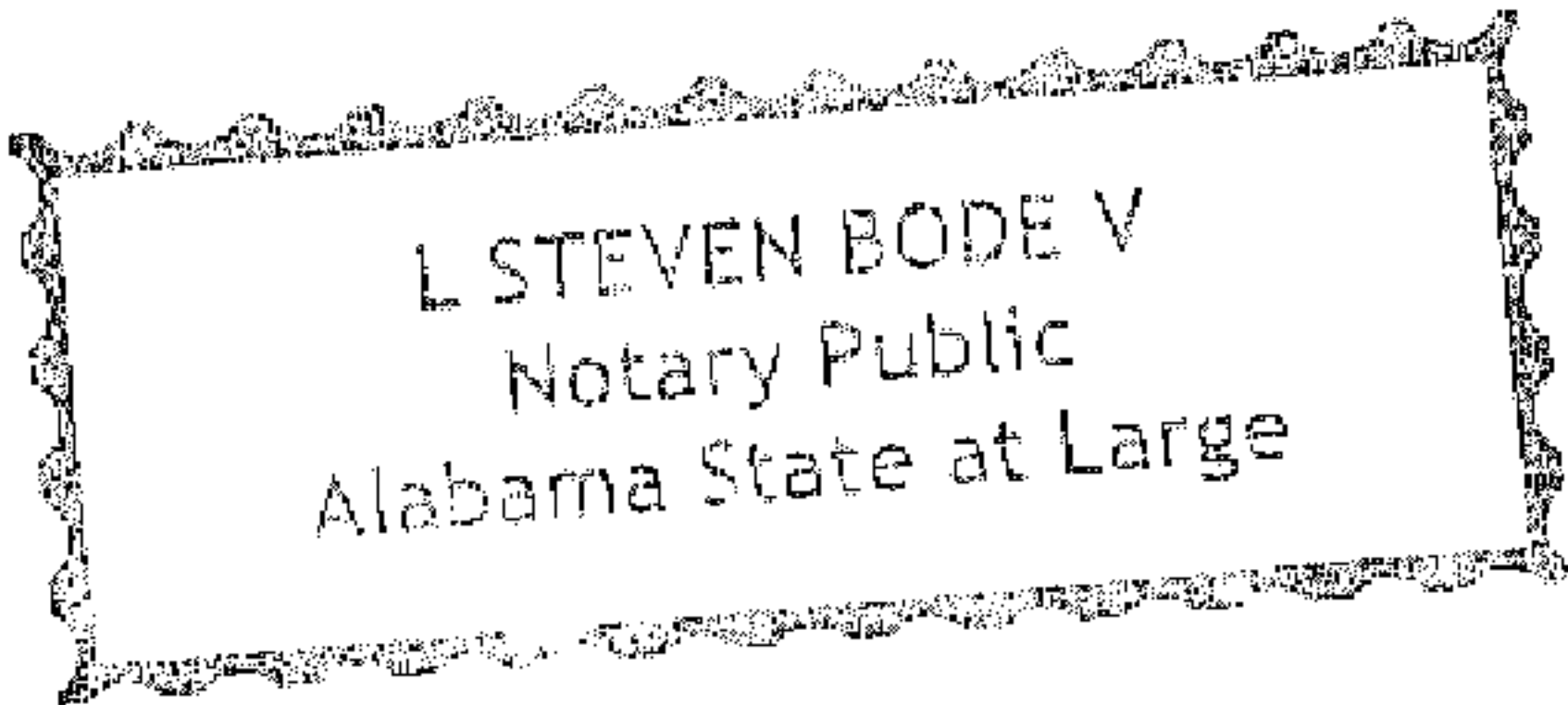
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Andrew Judson Arrant**, whose name as Authorized Signer for Allied Property Solutions, LLC is signed to the foregoing conveyance, and who is known to me, knowingly and willingly acknowledged before me on this day, that, being informed of the contents of the conveyance and having full authority, [HE/SHE/THEY] executed the same voluntarily on the day the same bears date on behalf of said Alabama limited liability company

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 26th day of April, 2023.


NOTARY PUBLIC
My Commission Expires: 5/11/24

THIS INSTRUMENT PREPARED BY:
L. Steven Bode, V., Esq.
Cloud, Willis & Ellis, LLC
1826 3rd Avenue North
Bessemer, Alabama 35020



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

Grantor's Name	<u>Allied Property Solution, LLC</u>	Grantee's Name	<u>Jose Luis Morales Hernandez</u>
Mailing Address	<u>212 W Troy Street</u>	Mailing Address	<u>448 County Road 1080</u> <u>Montevallo, AL 35115</u>
Property Address	<u>2500 Elizabeth Drive</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>4/26/2023</u>
		Total Purchase Price	<u>\$ 315,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 4/26/2023

Unattested

(verified by)

Print Jose Luis Morales Hernandez

Sign Jose L Morales
(Grantor/Grantee/Owner/Agent) circle one

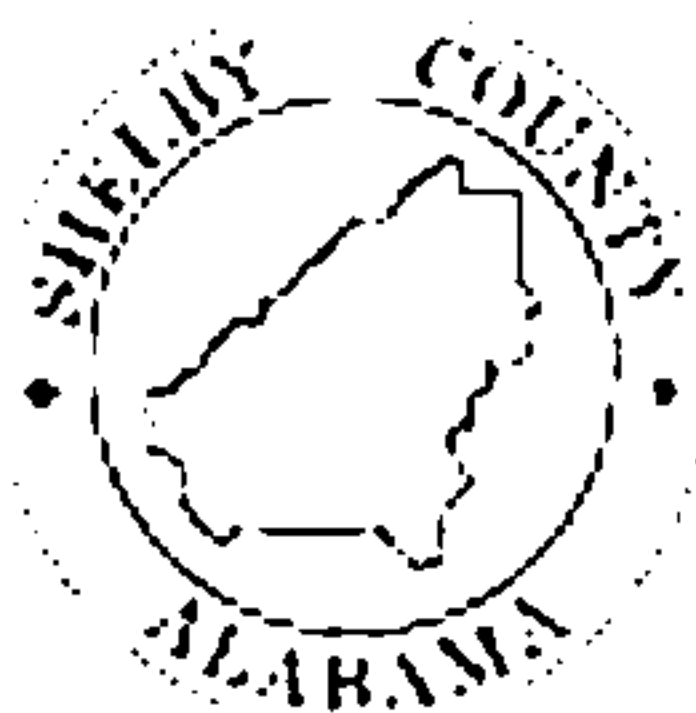
Date 4/26/2023

Unattested

(verified by)

Print Sandra Patricia Valdez Juarez

Sign SANDRA P VALDEZ
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2023 03:00:56 PM
\$54.50 PAYGE
20230502000129830

Allen S. Bayl