



20230518000148870 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
05/18/2023 04:22:57 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100 DOLLARS (\$3,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Faye Grizzell, as chairperson of the board of trustees and authorized signer of Hickory Hills Church, an unincorporated nonprofit association (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Jose Balmore Landaverde and Marta Landaverde (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

North half of Lot 7 and all of Lot 8 of Block 54 according to the survey and map by Russell R. Hetz of the Town of Calera, Alabama.

Subject to ad valorem taxes due and payable October 1, 2023, easements, restrictions, covenants, conditions, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives 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 GRANTOR and for GRANTOR'S successors and assigns covenant with the said GRANTEE and its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S successors and assigns shall warrant and defend the same to the said GRANTEE and its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/18/2023
State of Alabama
Deed Tax: \$3.00



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IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this
the 18th day of May, 2023.

Hickory Hills Church

By Faye Grizzell
Faye Grizzell
As its chairperson of the board of trustees and
authorized signer

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Faye Grizzell, whose name as chairperson of the board of trustees and authorized signer pursuant to a Statement of Authority on behalf of Hickory Hills Church, an unincorporated nonprofit association, 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, she as such authorized signer and with full authority, executed the same voluntarily for and as the act of said unincorporated association.

Given under my hand and official seal this 18th day of May, 2023.

Miller R Jantz
Notary Public

My commission expires: 9/12/23



Real Estate Sales Validation Form

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

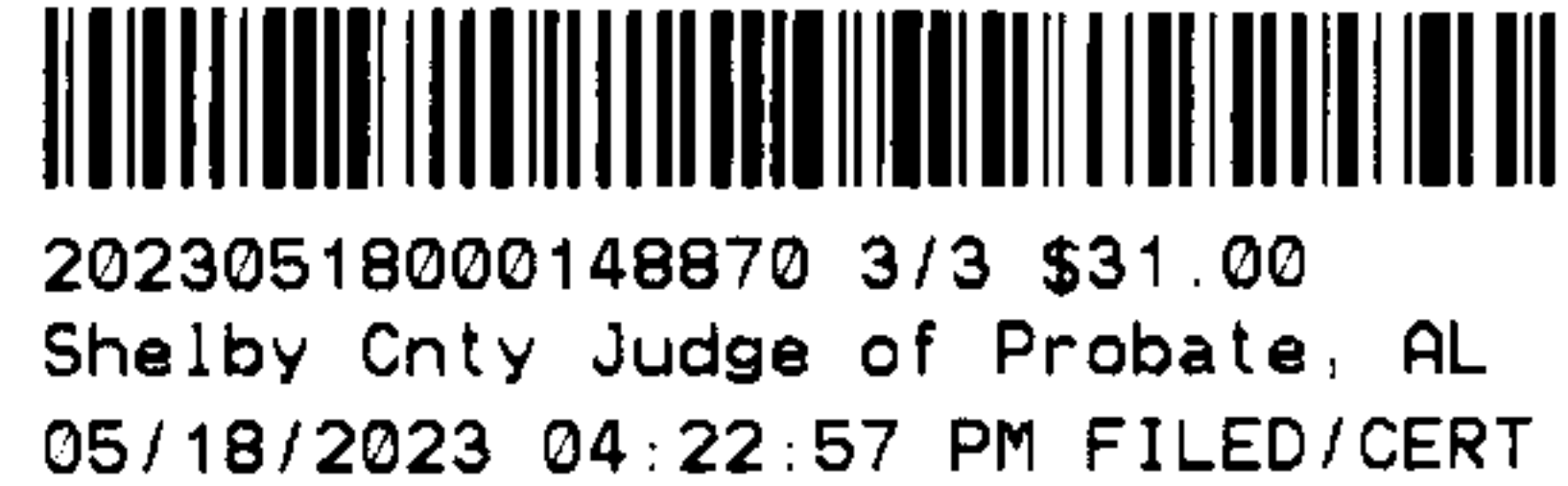
Grantor's Name Hickory Hills Church
Mailing Address PO Box 606
Alabaster, AL 35007

Grantee's Name Jose Balmore Landaverde and
Mailing Address Marta Landaverde

Property Address 1821 Seventh Avenue
Calera, AL 35040

Date of Sale 5-18-23
Total Purchase Price \$3,000.00

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
☒ 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 5-18-23

Print Hickory Hills Church by Faye Grizzell

☐ Unattested

(verified by)

Sign

Faye Grizzell
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1