

This Instrument was Prepared by:

Send Tax Notice To: Hilda V. Lopez  
Jose Domingo Ochoa

Lauren N. Smith, Esquire  
For National Title and Appraisal Inc  
2880 Crestwood Blvd  
Irondale, AL 35210  
File No.: 233134

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**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Thousand Dollars and No Cents (\$90,000.00)**, 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 whereof is acknowledged, I or we, **Julia G. Valles, a married person\*** whose mailing address is 6 CHATHAM CT. PELHAM, AL 35124 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Hilda V. Lopez and Jose Domingo Ochoa,** whose mailing address is 2595 SCURLOCK RD. HELENA, AL 35080 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **2595 Scurlock Rd., Helena, AL 35080**; to wit;

A parcel of land located in the NW 1/4 of the SW 1/4 of Section 27 and the NE 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama. Commence at the NE corner of the NW 1/4 of the SW 1/4 of said Section 27 and run West along the North line of 1/4-1/4 section 1105.72 feet; thence left 74 degrees, 02 minutes, 15 seconds and run Southwesterly 678.75 feet to the point of beginning; thence continue along last course 226.33 feet to the Northerly boundary of Scurlock Road; thence left 66 degrees, 25 minutes, 10 seconds and run Southeasterly along the boundary of said road 210 feet; thence left 113 degrees, 34 minutes, 50 seconds and run Northeasterly leaving said road 226.33 feet; thence left 66 degrees, 25 minutes, 10 seconds and run Northwesterly 210 feet to the point of beginning. Situated in Shelby County, Alabama.

**Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$88,369.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of July, 2023.

Julia G. Valles  
Julia G. Valles

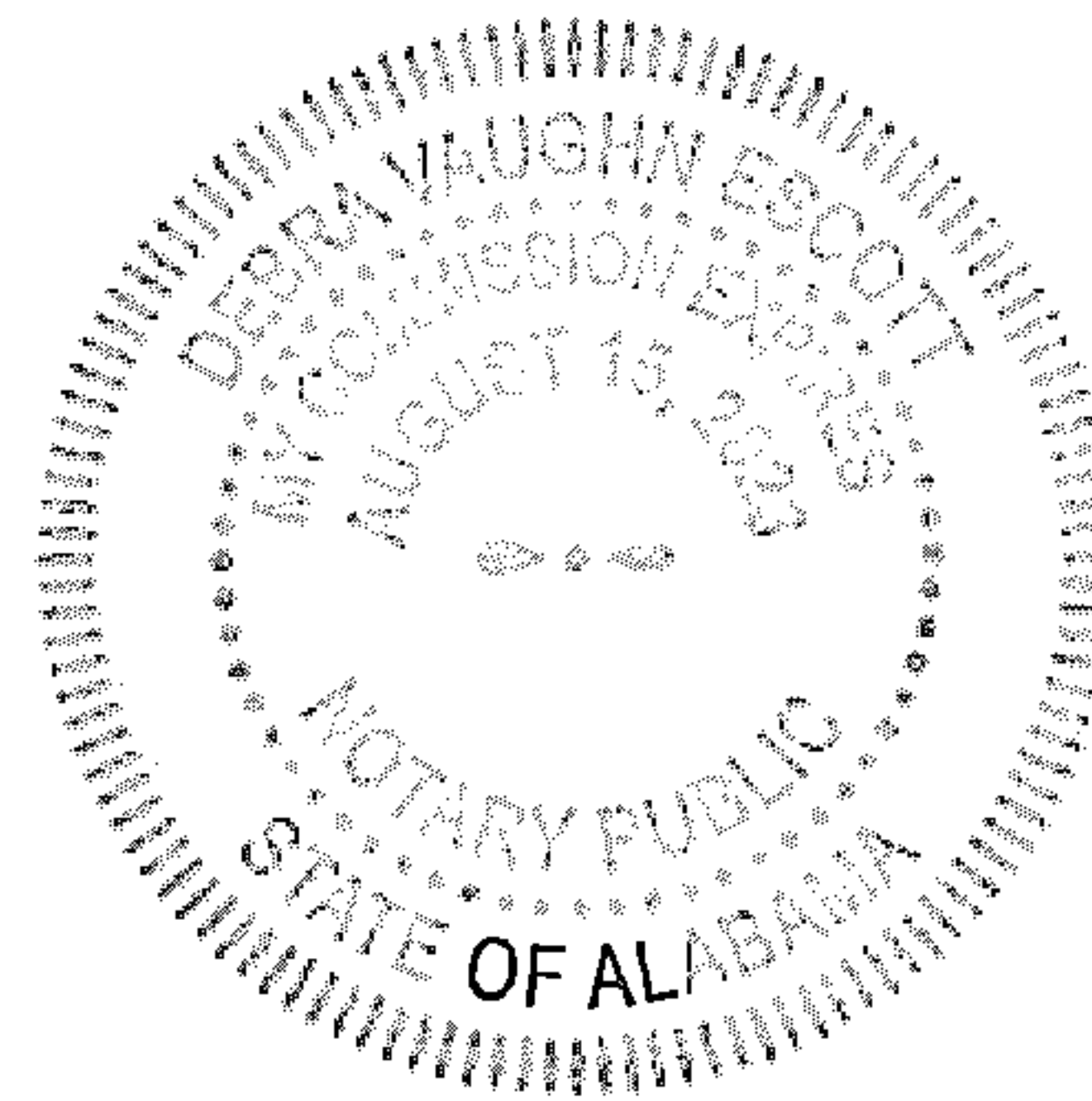
State of Alabama

County of Jefferson

I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that Julia G. Valles, whose name(s) is/are 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2023.

Debra Vaughn Escott  
Notary Public, State of Alabama  
Debra Vaughn Escott  
My Commission Expires: 8/15/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/28/2023 01:16:21 PM  
\$27.00 JOANN  
20230728000227350

Allie S. Bayl