

THIS INSTRUMENT PREPARED BY:

Alan C. Keith

Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:

**Xavier Adrian Villarino**

**Hugo P. Ramirez**

**101 Market St. Unit 103  
San Diego, CA 92101**

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$187,500.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **HMME Development, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Xavier Adrian Villarino and Hugo P. Ramirez** (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit

**Lot 7, according to the Survey of Willow Point, Phase 2, as recorded in Map Book 22, Page 41, in the Probate Office of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **148 Willow Point Ln, Alabaster, AL 35007**

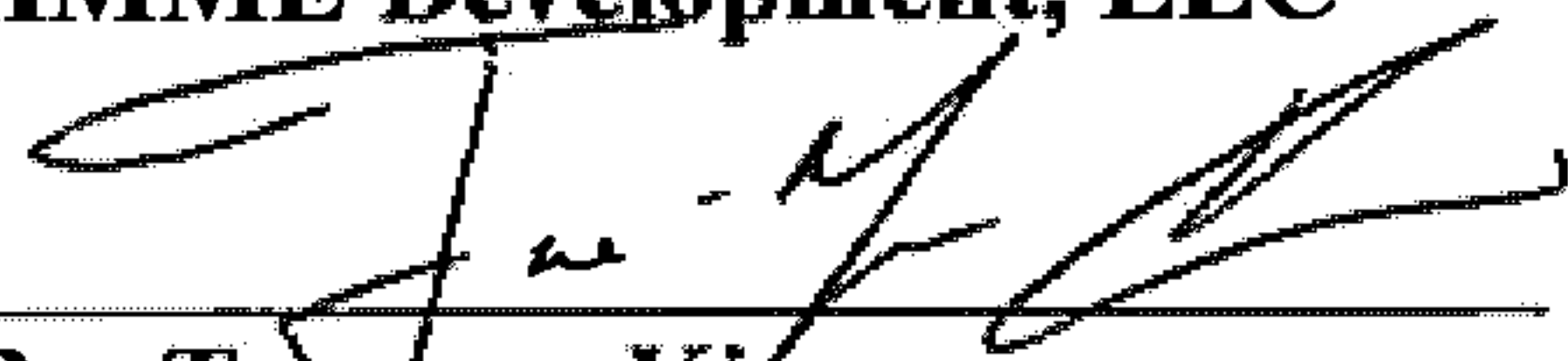
**\$149,000.00** of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

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 GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEES, and with GRANTEES heirs and assigns, that GRANTOR is 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 herein above 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 successors, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES heirs and assigns, forever against the lawful claims of all persons

IN WITNESS WHEREOF, said GRANTORS have hereunto set its hand and seal this **28th day of July, 2023.**


**HMME Development, LLC**

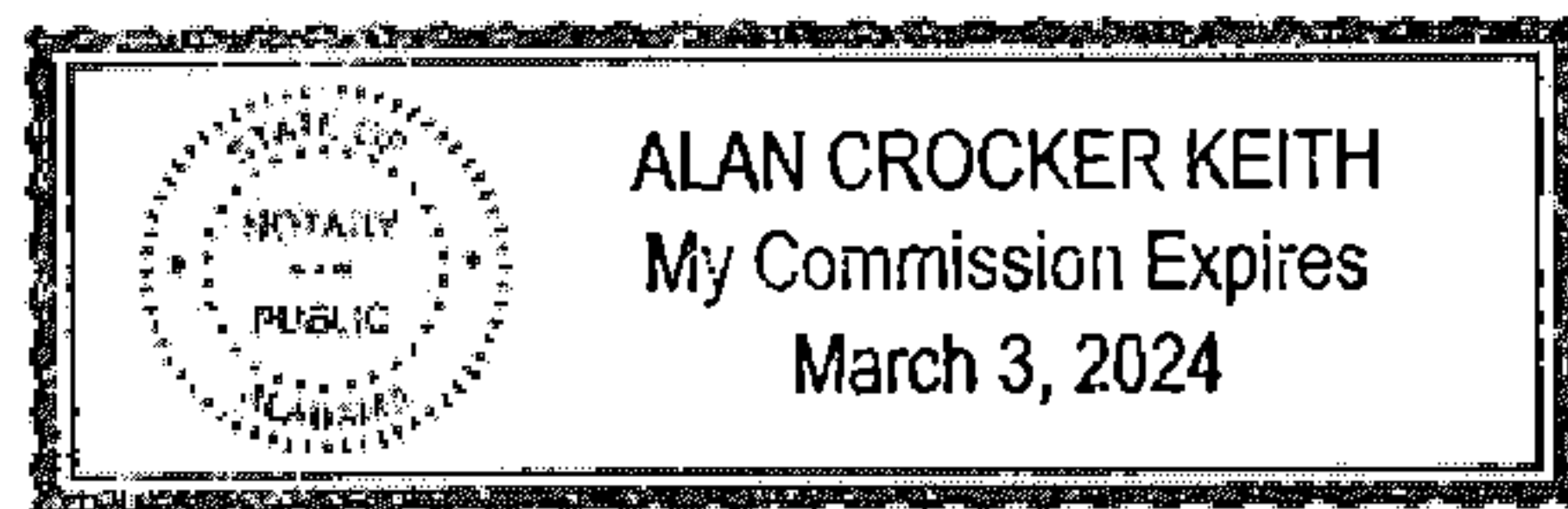
  
By: **Taeyoon Kim**  
Its Authorized agent

STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Taeyoon Kim** whose name as **Authorized agent** of **HMME Development, LLC**, 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 Instrument, he/she signed his/her name as such Officer and with full authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **28th day of July, 2023.**

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: **03/03/2024**



**Real Estate Sales Validation Form**

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

Grantor's Name HMME Development, LLC  
 Mailing Address 1364 Deer Trail Road  
Hoover, AL 35226

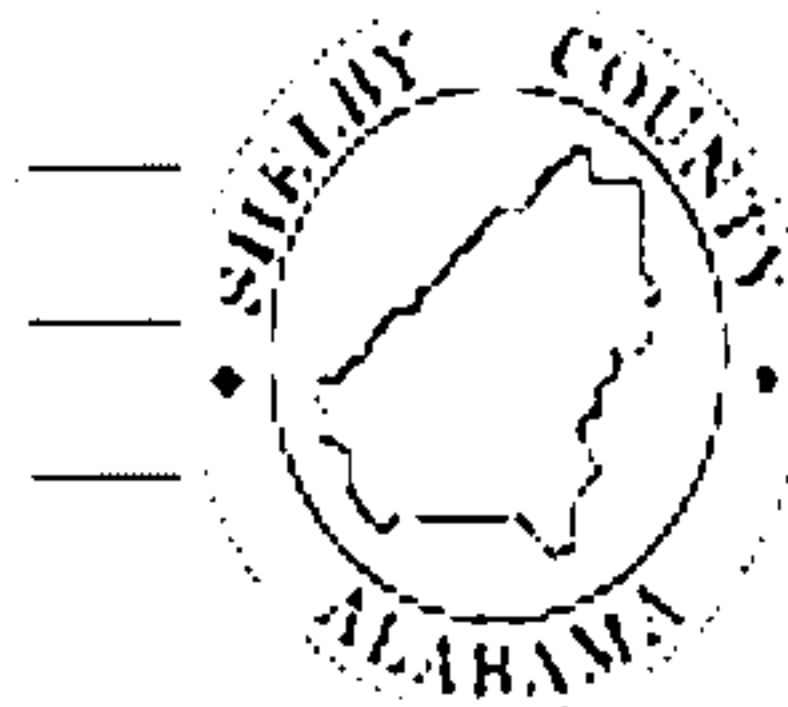
Grantee's Name Xavier Adrian Villarino and Hugo P. Ramirez  
 Mailing Address 101 Market Street Unit 103  
San Diego, CA 92101

Property Address 148 Willow Point Ln  
Alabaster, AL 35007

Date of Sale July 28, 2023  
 Total Purchase Price \$187,500.00  
 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



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
07/31/2023 02:49:04 PM  
 \$66.50 JOANN  
 20230731000229560

If the conveyance document presented for recordation contains all of the required information refer to Ally S. Bayl 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 7-28-2023 Print Alan C. Keith

Unattested \_\_\_\_\_  
 (verified by)

Sign \_\_\_\_\_  
 (Grantor/Grantee/ Owner/Agent) circle one