

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Oscar M. Mojica & Guadalupe E. Mojica, Trustees
5537 Colony Lane
Hoover, AL 35226

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SIX THOUSAND AND NO/100 DOLLARS (\$206,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **PEGGY HENDON YOUNG and JAMES WARREN YOUNG, husband and wife; and PEGGY HENDON YOUNG and JAMES WARREN YOUNG, as Personal Representatives of the ESTATE OF JOSEPH FRANKLIN YOUNG, deceased, Shelby County Probate Case No. PR-2023-00369** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **OSCAR M. MOJICA and GUADALUPE E. MOJICA, Trustees of the MOJICA FAMILY 2016 TRUST, dated December 19, 2016, and any amendments thereto** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 19-A, according to a Resurvey of Lots 12 through 27, and Green Area, Phase 1, Amberley Woods, 3rd Sector, as recorded in Map Book 23, page 146, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$206,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, individually, have hereunto set their hand and seal this the 21st day of August, 2023.

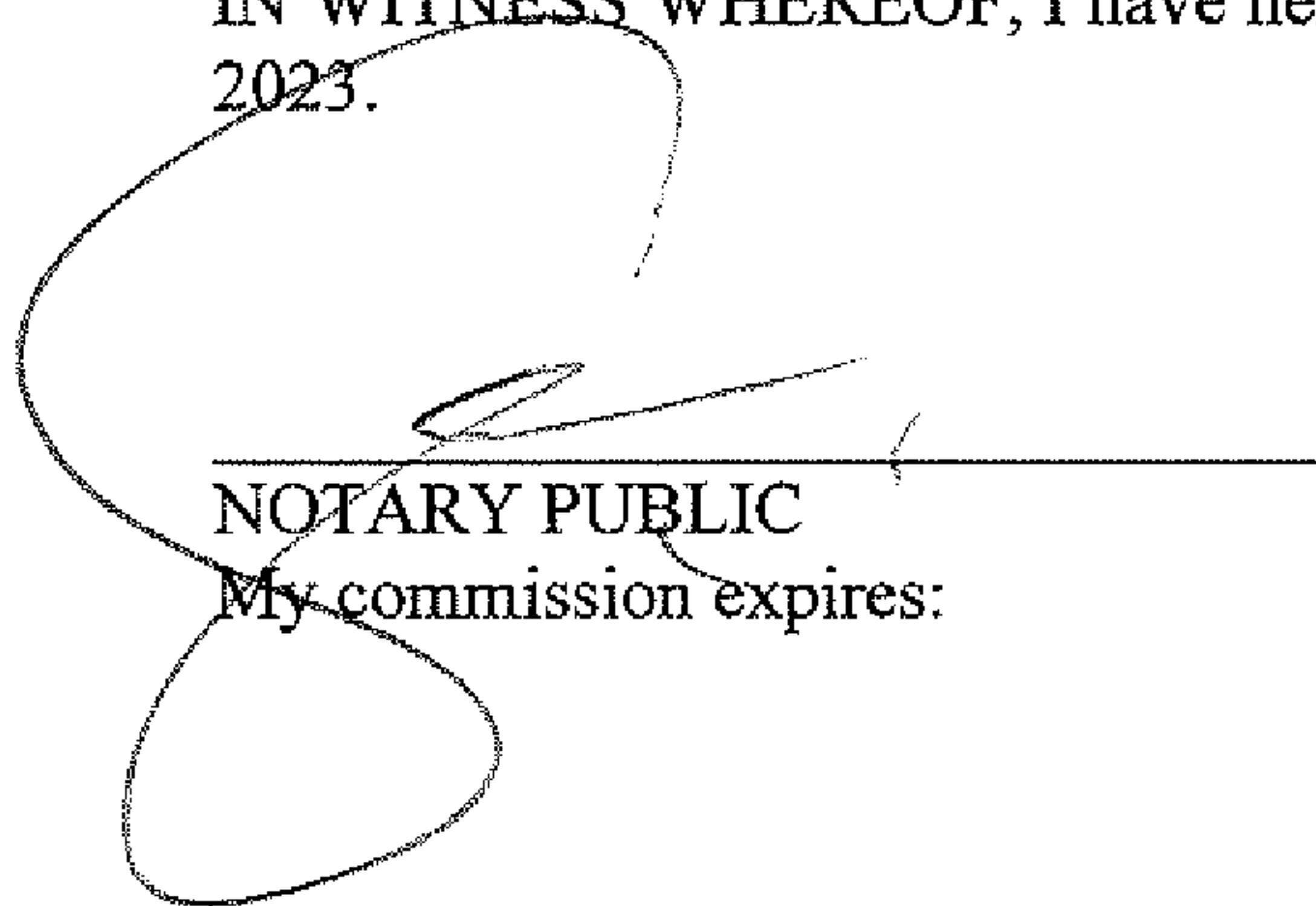

PEGGY HENDON YOUNG


JAMES WARREN YOUNG

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **PEGGY HENDON YOUNG and JAMES WARREN YOUNG**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of August, 2023.




NOTARY PUBLIC
My commission expires:

MALCOLM STEWART MCLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 08/15/26

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 21st day of August, 2023.

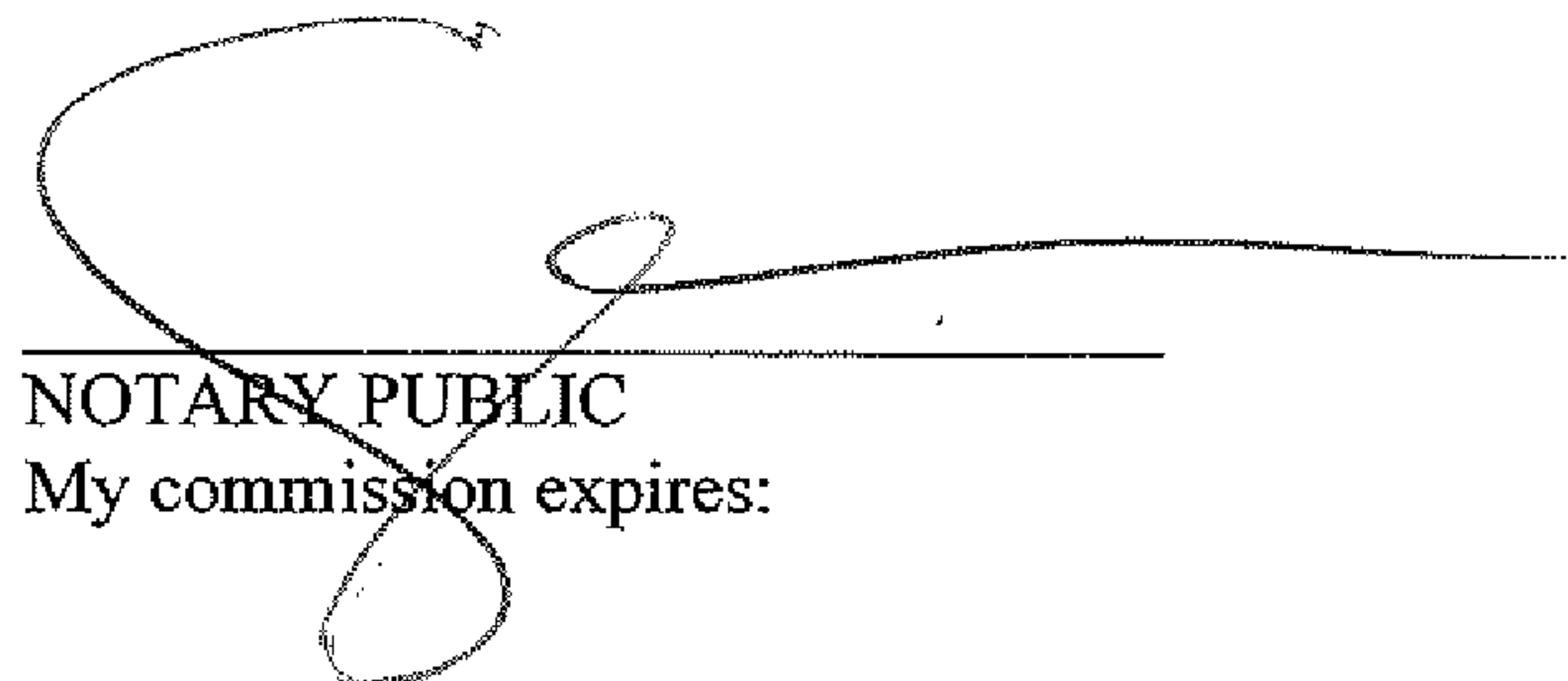

PEGGY HENDON YOUNG,
as Personal Representative


JAMES WARREN YOUNG,
as Personal Representative

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **PEGGY HENDON YOUNG and JAMES WARREN YOUNG, as Personal Representatives of the ESTATE OF JOSEPH FRANKLIN YOUNG, deceased, Shelby County Probate Case No. PR-2023-00369**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as said Personal Representatives, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of August, 2023.



NOTARY PUBLIC
My commission expires:

MALCOLM STEWART MCLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 08/15/26

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>ESTATE OF JOSEPH FRANKLIN YOUNG, and DECEASED</u>	Grantee's Name	<u>MOJICA FAMILY TRUST</u>
Mailing Address	<u>1449 AMBERLEY WOODS COVE HELENA, AL 35080</u>	Mailing Address	<u>5537 COLONY LANE HOOVER, AL 35226</u>
Property Address	<u>1449 AMBERLEY WOODS COVE HELENA, AL 35080</u>	Date of Sale	<u>August 21, 2023</u>
		Total Purchase Price	<u>\$206,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 August 21, 2023

Print Malcolm S. McLeod

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 230526



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/23/2023 10:07:53 AM
\$241.00 BRITTANI
20230823000253410

Form RT-1
Alabama 08/2012 LSS

Allen S. Bayl