

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Eladio Dominguez Tarazona
2971 WISTERIA DR
BIRMINGHAM AL 35216

Know all men by these presents:

That in consideration of TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 and No/100 Dollars (\$ 245,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Husam Antar, a MARRIED person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Eladio Dominguez Tarazona (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the South 1/2 of the Northeast 1/4 of the Northeast 1/2 of the Northwest 1/4 of said Section 13; thence North 82°68'11" West 583.58 feet to the Point of Beginning; thence continue along last course North 82°58'11" West 28.74 feet; thence South 32°31'16" West 218.67 feet; thence South 88°07'47" East 211.36 feet to the Northwesterly right of way of Canyon Park Drive; thence North 19°08'18" West leaving said right of way 198.75 feet to the Point of Beginning.

There also exists an easement for ingress and egress and utilities described as follows:

Commence at the Northeast corner of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 13; thence North 82°58'11" West 612.32 feet; thence South 32°31'16" West 218.87 feet to the Point of Beginning of said easement; thence continue South 32°31'16" West 170.93 feet; thence South 14°26'10" West 52.57 feet to the Northwesterly right of way of Canyon Park Drive; thence North 59°15'04" East along said right of way 124.08 feet; thence North 30°44'56" West leaving said right of way 14.96 feet; thence North 21°10'33" East 72.36 feet; thence North 80°34'45" East 97.37 feet; thence North 88°07'47" West 105.00 feet to the Point of Beginning.

Subject to Easements, Restrictions and rights of way of record.

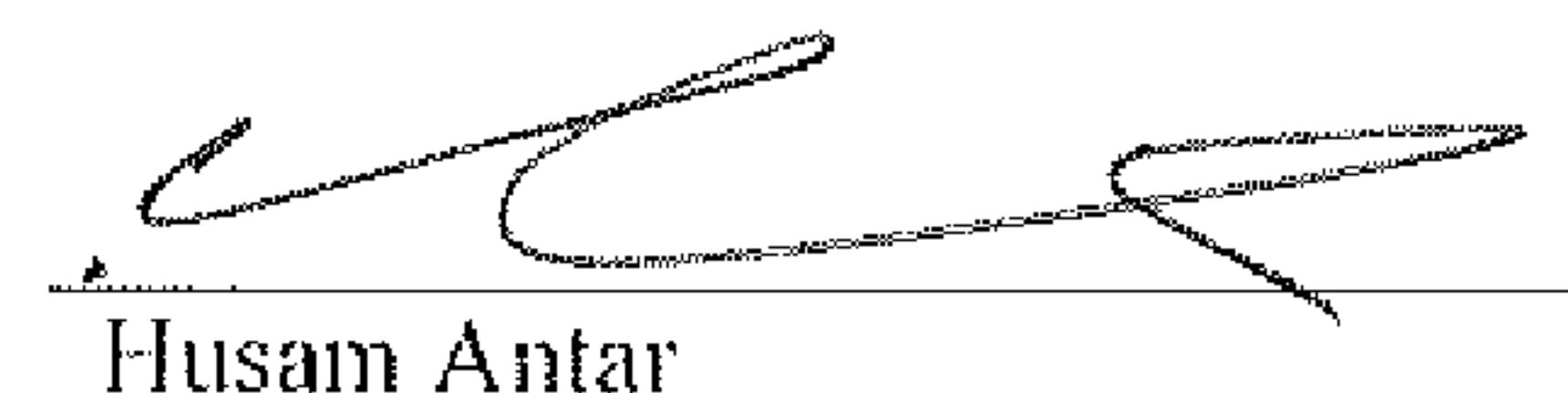
Subject to Mineral and Mining rights of record.

\$150,800.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

THIS IS NOT THE HOMESTEAD OF THE ABOVE GRANTOR NOR HIS SPOUSE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 16th day of October, 2023



Husam Antar

STATE OF Alabama

COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Husam Antar 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2023



NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1320 Alford Ave Ste 102
Birmingham, AL 35226

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

<p>Grantor's Name Husam Antar</p> <p>Mailing Address 451 Canyon Park Drive Pelham, AL 35124</p>	<p>Grantee's Name Eladio Dominguez Tarazona</p> <p>2971 WISTERIA DR BIRMINGHAM AL 35216</p>
<p>Property Address 451 Canyon Park Drive Pelham, AL 35124</p>	
<p>Date of Sale October 16, 2023</p>	
<p>Total Purchase Price \$245,000.00</p>	
<p>Or Actual Value \$</p>	
<p>Or Assessor's Market Value \$</p>	

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 Appraisal
 Sales Contract Other to
 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: **10/16/2023**

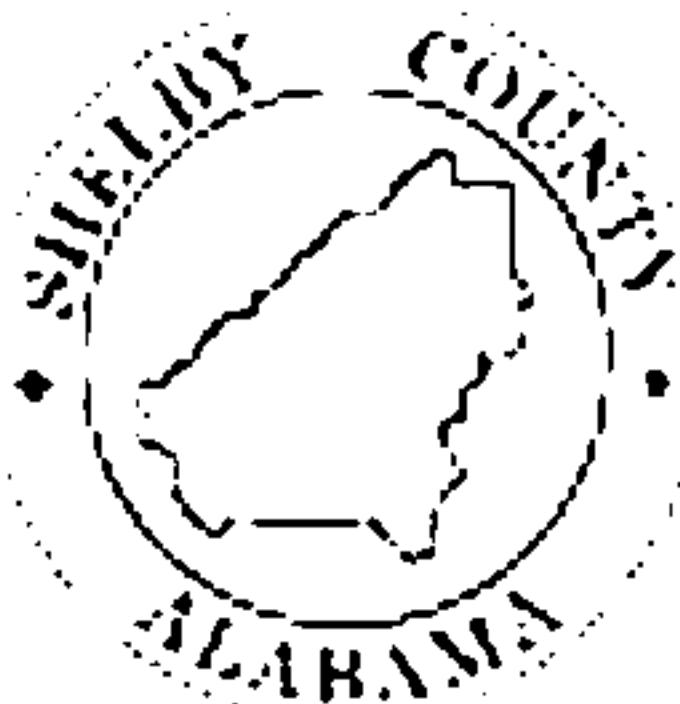
(verified by)

Print **Husam Antar**
 Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/18/2023 12:01:29 PM
\$122.50 JOANN
20231018000307860



Allen S. Boyd