

Prepared By

Name: Jennifer Barrera
Address: 2400 Pelham Pkwy
State: AL Zip Code: 35124

After Recording Return To

Name: Jairo Guadalupe Astudillo
Address: 1014 Hwy 75 Calera
State: AL Zip Code: 35124



20231025000314960 1/4 \$35.00
Shelby Cnty Judge of Probate, AL
10/25/2023 01:08:09 PM FILED/CERT

Space Above This Line for Recorder's Use

ALABAMA GENERAL WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FOUR THOUSAND DOLLARS (\$ 4,000) in hand paid to Jennifer Yarin Doa For SOVA GINDLEY, residing at 30227 AL HWY 601, County of Frank, City of Murphyville, State of AL (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to Jairo Guadalupe Astudillo a Buyer, residing at 1014 Hwy 75 Calera, County of Shelby, City of Calera, State of AL (hereinafter known as the "Grantee(s)") the following *described real estate (*and in Exhibit A if attached), situated in Shelby County, Alabama to-wit:

KERNOP FAMILY SUB MB32 PG063 LOT 2 DIM292.76x277.26

S34

T21S R04W ACR 0.8100 SQFT 35284

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

Shelby County, AL 10/25/2023
State of Alabama
Deed Tax: \$4.00



20231025000314960 2/4 \$35.00
Shelby Cnty Judge of Probate, AL
10/25/2023 01:08:09 PM FILED/CERT

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 Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; 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, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Jennifer Yawn
Grantor's Signature

Jennifer Yawn
Grantor's Name

38227 AL Hwy 69
Address

Mandeville, AL 35474
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Jennifer Brainerd
Witness's Signature

Jennifer Brainerd
Witness's Name

2400 Pelham Pkwy
Address

Pelham, AL 35124
City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

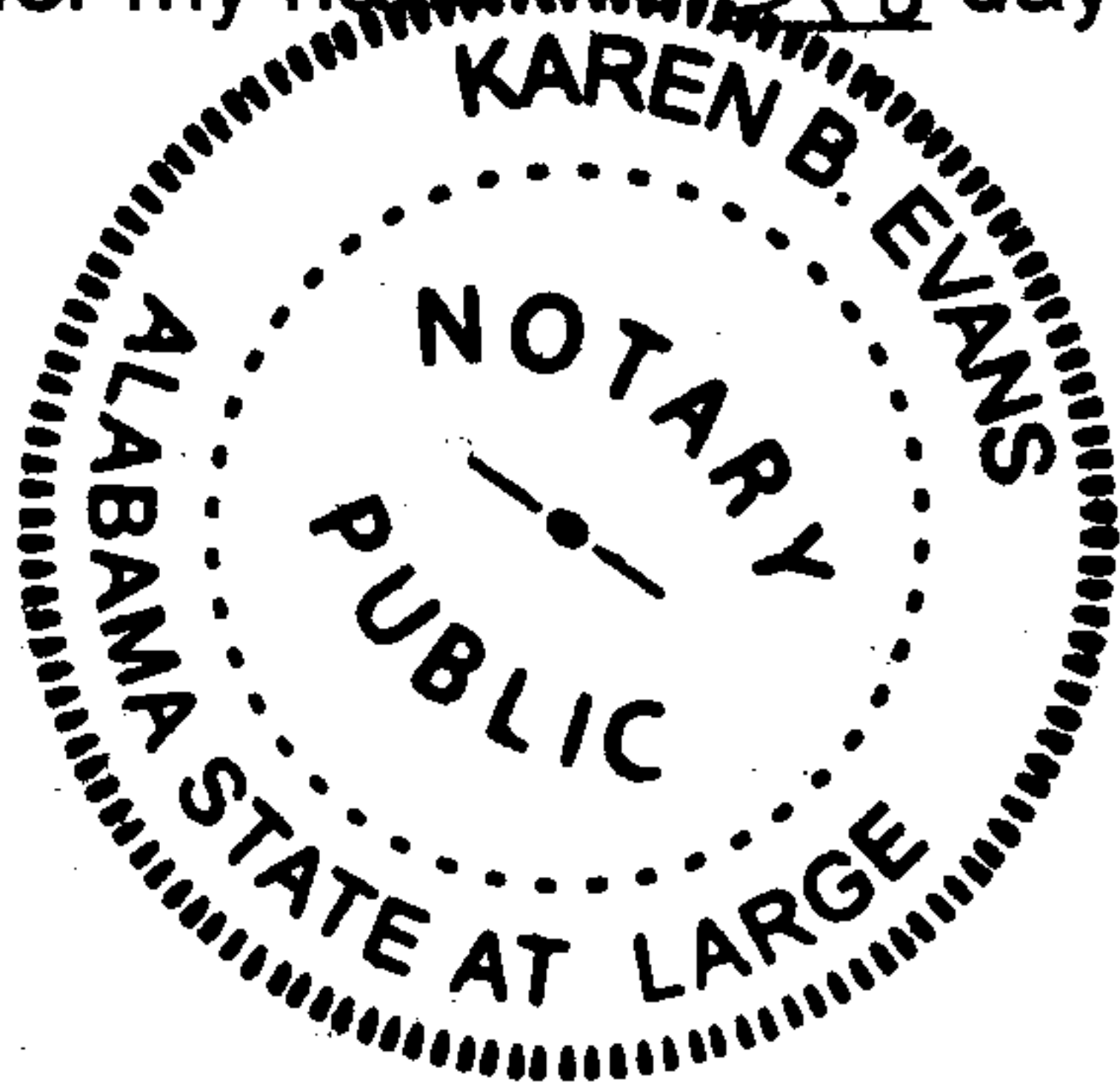
STATE OF ALABAMA)

COUNTY OF Shelby

20231025000314960 3/4 \$35.00
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sumter Jawn & Kiro Fudaurpe whose names are signed to the foregoing instrument, and who is 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.

Given under my hand this 28 day of August, 2023



Karen B Evans
Notary Public

KAREN B. EVANS

My Commission Expires ~~Notary Public Alabama State At Large~~
~~My Commission Expires July 11, 2027~~

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Jennifer Barrera
38227 AL Hwy 69
Hale Moundville AL

Grantee's Name
Mailing Address

Jairo Guadalupe
1814 Hwy 75 Calera
AL 35640

Property Address

591 Hwy 253
Montevallo AL
35115

Date of Sale

8/28/23

Total Purchase Price

\$ 4,000

or

Actual Value

\$

or

Assessor's Market Value \$



20231025000314960 4/4 \$35.00
Shelby Cnty Judge of Probate, AL
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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 10/25/23

Print

Jairo Guadalupe

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1