

Send Tax Notice to:

GENERAL WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Genaro Rodriguez, a married man, and his wife, Karla Y. Corchado Vargas** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Zakariaha Heffner, an unmarried man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Land in Shelby County, Alabama, being Lot No. 962, according to the survey of Waterford Highlands, Sector 4, Phase 2, of record in Map Book 36, Pages 15A& 15B, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Genaro Rodriguez and Karla Y Corchado Vargas, husband and wife, as joint tenants with rights of survivorship, by Warranty Deed from Genaro Rodriguez and Karla Y Corchado Vargas, husband and wife, dated January 7, 2022, of record in Instrument No. 20220112000014490, in the Probate Office for Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of October, 2023.

Property Address: 2021 Highview Way, Calera, AL 35040



Genaro Rodriguez

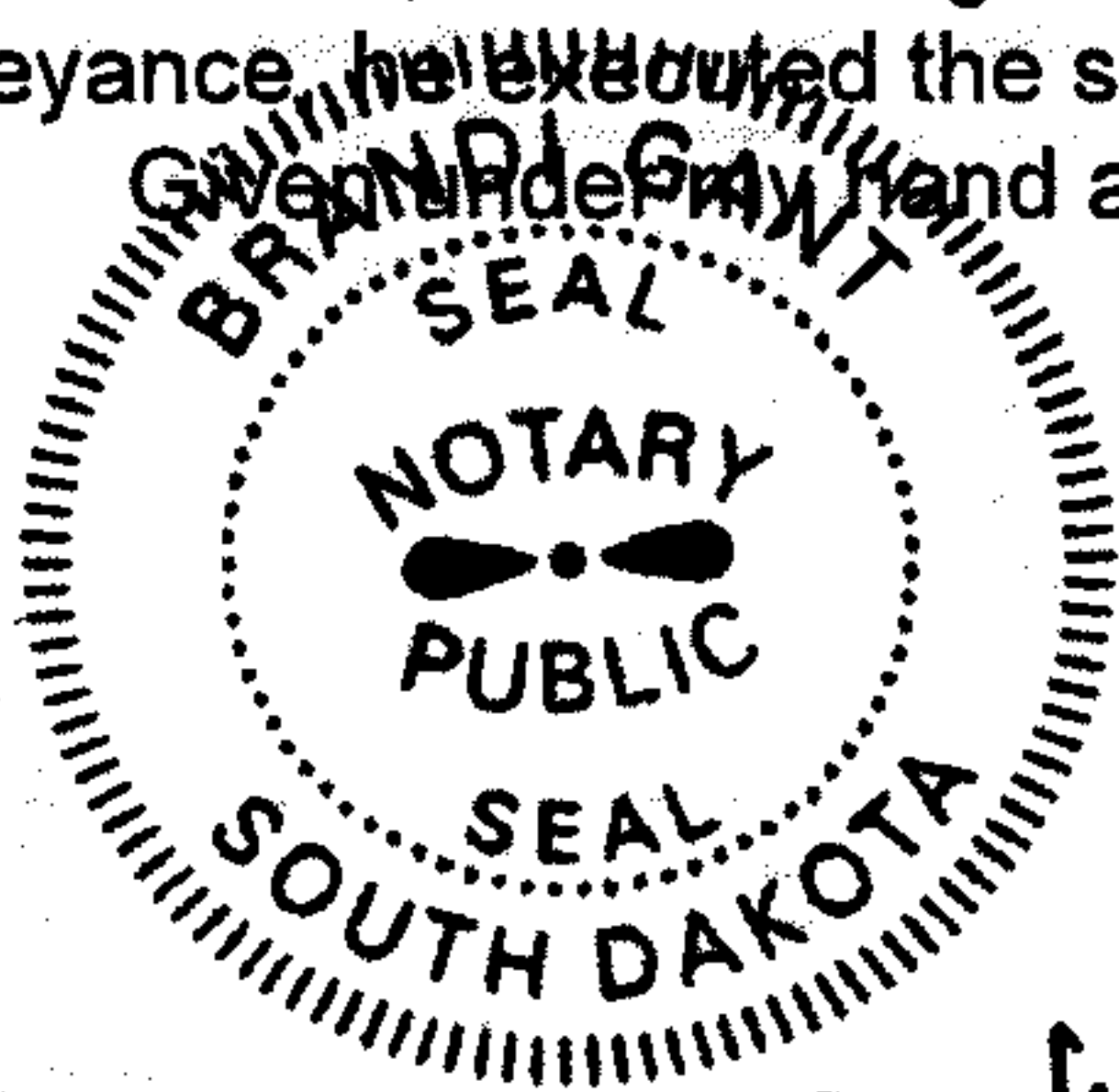


Karla Y. Corchado Vargas


STATE OF ~~ALABAMA~~ South Dakota
Yankton COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Brandi Gant, a Notary Public in and for said County, in said State, hereby certify that **Genaro Rodriguez**, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, 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 23rd day of October, 2023

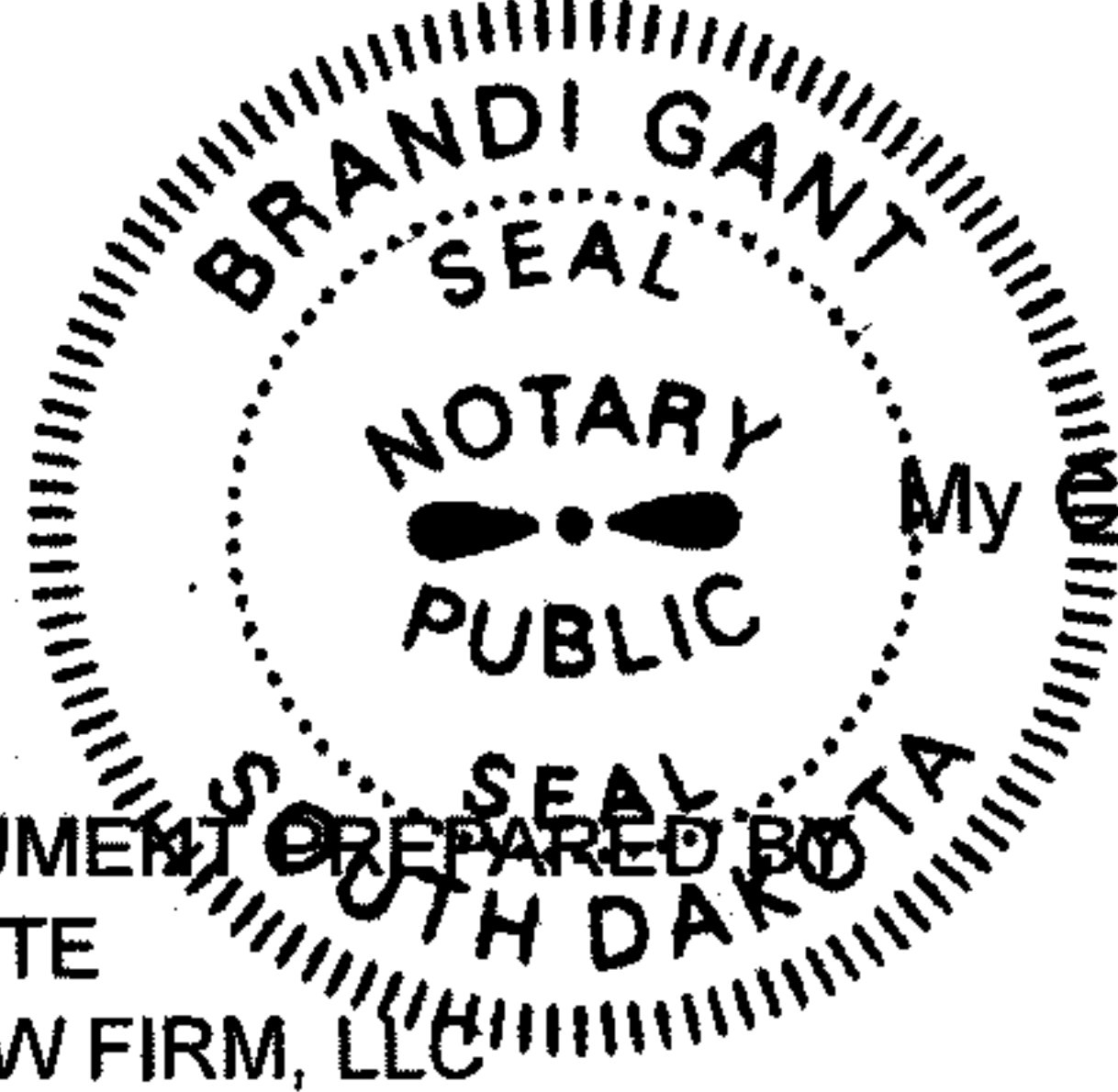

NOTARY PUBLIC

My Commission Expires: 05/16/2025


STATE OF ~~ALABAMA~~ South Dakota
Yankton COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Brandi Gant, a Notary Public in and for said County, in said State, hereby certify that **Karla Y. Corchado Vargas**, whose name is signed to the forgoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 23rd day of October, 2023


NOTARY PUBLIC

My Commission Expires: 05/16/2025

THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330

Real Estate Sales Validation Form

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

Grantor's Name Genaro Rodriguez & Karla Vargas
Mailing Address 1105 Pasque Ct.
Yankton, SD 57078

Grantee's Name Zakariah Heffner
Mailing Address 2021 Highview Way
Coker, AL 35040

Property Address 2021 Highview Way
Coker, AL 35040

Date of Sale 10/24/23
Total Purchase Price \$ 242,000.-
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
- 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 10/24/23

Print Hannah Eilenburg

Unattested

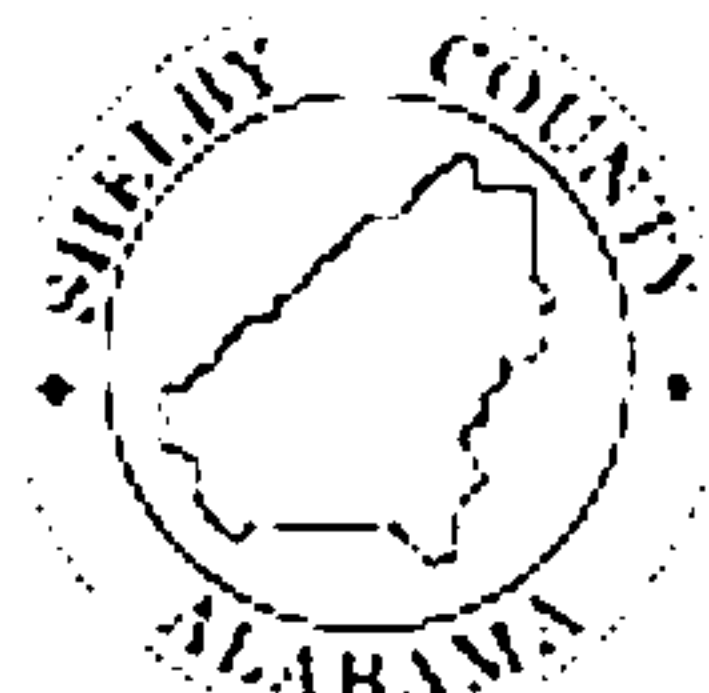
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/30/2023 12:12:03 PM
\$29.00 PAYGE
20231030000318380

Allen S. Beyl