

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Glader De Jesus Perez Hernandez  
Milca Hernandez  
432 Laurel Woods Trace  
Helena, AL 35080

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TEN THOUSAND AND NO/100 (\$210,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Richard G. Burton**, as **Personal Representative of The Estate of Peggy Lee Bridges, Deceased, Case No.: PR-2023-000411, in the Probate Court of Shelby County, Alabama** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Glader De Jesus Perez Hernandez and Milca Hernandez** (hereinafter referred to as GRANTEE whether one or more) together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**Lot 66, according to the Map of Laurel Woods, Phase II, as recorded in Map Book 17, Page 17, in the Probate Office of Shelby County, Alabama.**

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

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 GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 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 GRANTOR will, and GRANTOR'S

heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 2<sup>nd</sup> day of November, 2023.

**The Estate of Peggy Lee Bridges, Deceased, Case No.: PR-2023-000411, in the Probate Court of Shelby County, Alabama.**

X By:   
Richard G. Burton, Personal Representative

STATE OF ALABAMA  
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Richard G. Burton, as Personal Representative of **The Estate of Peggy Lee Bridges, Deceased, Case No.: PR-2023-000411, in the Probate Court of Shelby County, Alabama**, who is/are known to me, acknowledged before me this date that, being informed of the conveyance, he/she/they, in his/her/their capacity as such Personal Representative(s), and with full authority, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2<sup>nd</sup> day of November, 2023.

  
Notary Public

My Commission Expires:

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025



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

File#: E-5887

Grantor's Name Richard G. Burton, Personal Representative of  
The Estate of Peggy Lee Bridges, Deceased, Case No.: PR-2023-  
000411, in the Probate Court of Shelby County, AlabamaMailing Address 1 Independence Plaza  
#704  
Homewood, AL 35209Property Address 432 Laurel Woods Trace  
Helena, AL 35080Grantee's Name Glader De Jesus Perez Hernandez and  
Milca HernandezMailing Address 432 Laurel Woods Trace  
Helena, AL 35080Date of Sale November 2, 2023Total Purchase Price \$210,000.00

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  
  X   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 November 2, 2023

Print: Justin Smitherman

       Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/02/2023 11:14:58 AM  
\$29.00 JOANN  
20231102000322590

**Form RT-1***Allen S. Bayl*