

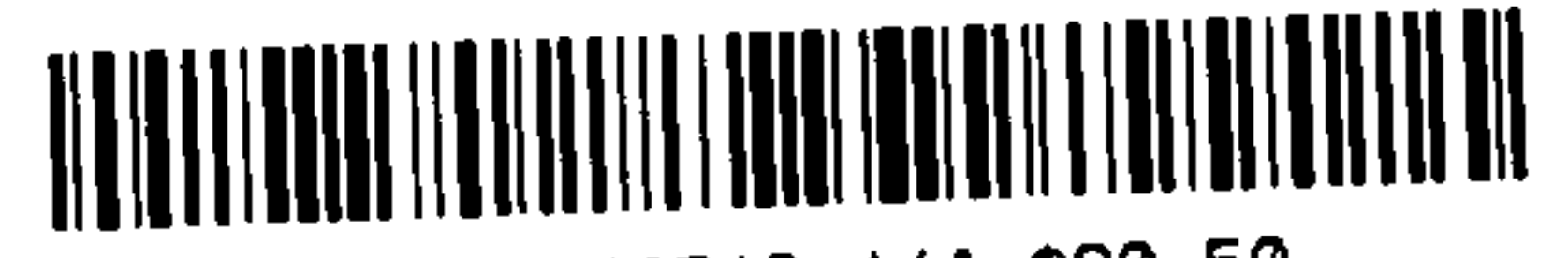
This document prepared by:  
Amy R. Milling, Attorney  
Roland Milling Law LLC  
310 Canyon Park Drive  
Pelham, AL 35124

(Description furnished by Grantor. No survey  
examined and no title examination made by  
this attorney) Source of Title 20041209000673920  
Dated 12/9/2004 and recorded in the office of the  
Judge of Probate Shelby County, AL.

## DEED

STATE OF ALABAMA )

SHELBY COUNTY )

  
20231128000344510 1/4 \$80.50  
Shelby Cnty Judge of Probate, AL  
11/28/2023 02:24:59 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that, for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Teresita Maria De Hernandez**, an unmarried woman, by operation of law, as GRANTOR, and as the widow of **Juan Hernandez**, grant, bargain, sell and convey unto, **Alejandra Guadalupe Hernandez**, a married woman, hereinafter referred to as GRANTEE, the following described property situated in Shelby County, Alabama, to-wit:

Property Description Attached as Exhibit A

This property constitutes no part of the Homestead of the Grantor.

Teresita Juan De Hernandez, is the widow of Juan Hernandez, deceased, as of 1/12/22.

The property made the basis of this deed was held by Juan Hernandez and Teresita Juan De Hernandez.

The estate of Juan Hernandez was not ever probated.

**TO HAVE AND TO HOLD** to the said GRANTEE, her heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, her 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) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal on this the 15 day of May, 2023.

  
\_\_\_\_\_(L.S.)  
Teresita Maria De Hernandez

Shelby County, AL 11/28/2023  
State of Alabama  
Deed Tax: \$49.50

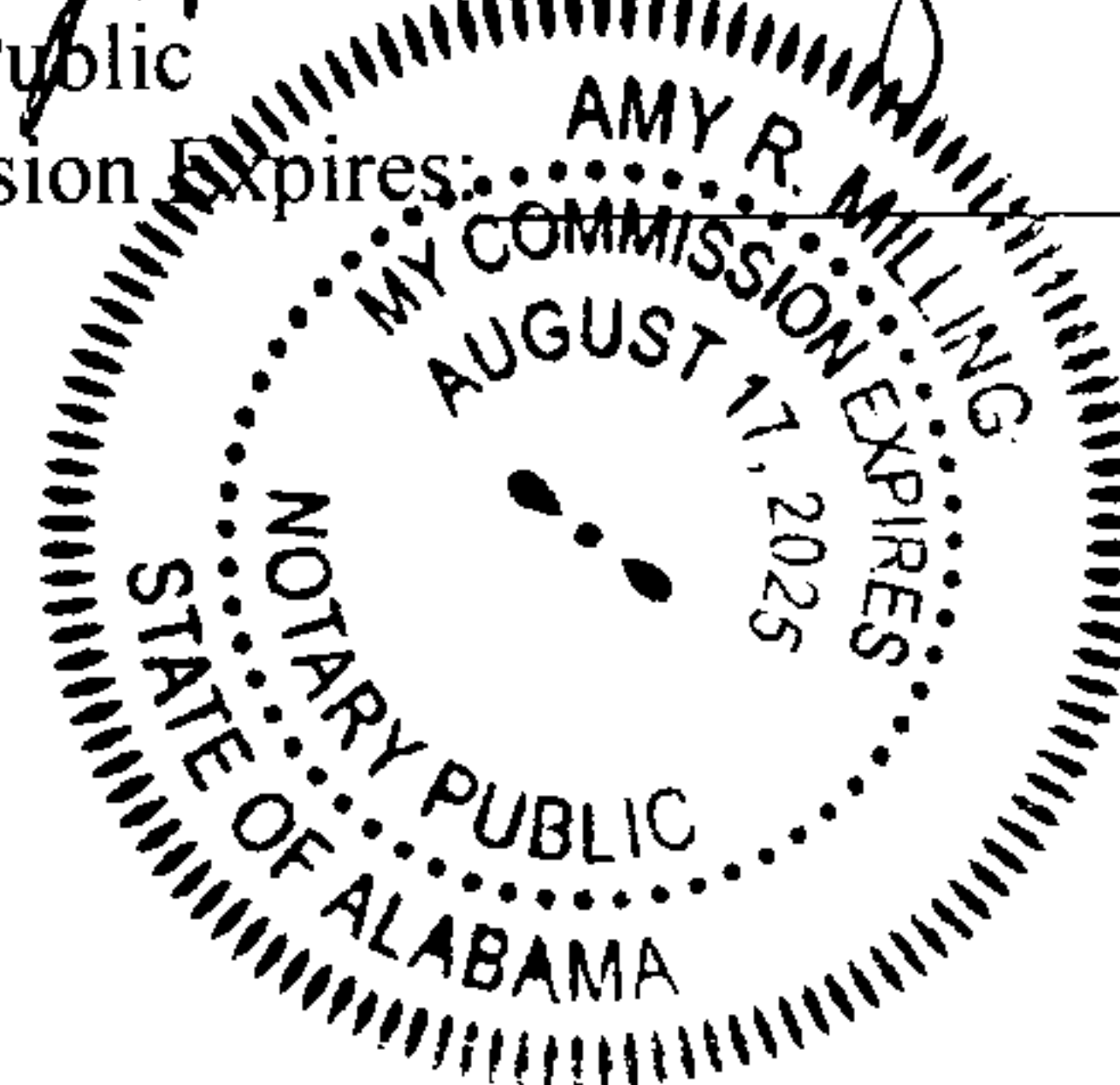
STATE OF ALABAMA                    )  
SHELBY COUNTY                        )

20231128000344510 2/4 \$80.50  
Shelby Cnty Judge of Probate, AL  
11/28/2023 02:24:59 PM FILED/CERT

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Teresita Maria De Hernandez**, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 the 15 day of May, 2023.

Notary Public  
Commission Expires:



Send Tax Notice To:  
Alejandra Guadalupe Hernandez  
113 Brook Hollow Way  
Pelham, AL 35124

## EXHIBIT A

  
20231128000344510 3/4 \$80.50  
Shelby Cnty Judge of Probate, AL  
11/28/2023 02:24:59 PM FILED/CERT

PARCEL A, to be part of three parcels of land located in the SE 1/4 of the NE 1/4 of Section 17, Township 21 South, Range 2 West in Shelby County, Alabama. PARCEL A commence at the NE Corner of above said 1/4 - 1/4; thence N90.00'00"W, a distance of 904.54'; thence S00.24'26"E, a distance of 472.76' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 168.91'; thence N.83.42'50"W., a distance of 154.90'; thence S.89.16'39"W., a distance of 41.13'; thence N.00.26'36"W., a distance of 150.00'; thence N.89.16'39"E., a distance of 195.08' to the POINT OF BEGINNING.

Containing 0.71 acres, more or less.

35' NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE & UTILITY EASEMENT.

Commence at the NE Corner of above said 1/4 - 1/4; thence N90.00'00"W, a distance of 904.54'; thence S00.24'26"E, a distance of 620.32'; thence N.83.42'50"W., a distance of 154.90'; thence S89.33'24"W, a distance of 41.13' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 35.00'; thence N.00.26'36"W., a distance of 78.32'; thence N.89.16'39"E., a distance of 35.00'; thence S.00.26'36"E., a distance of 78.32' to the POINT OF BEGINNING.

Containing 0.06 acres, more or less.



# Real Estate Sales Validation Form

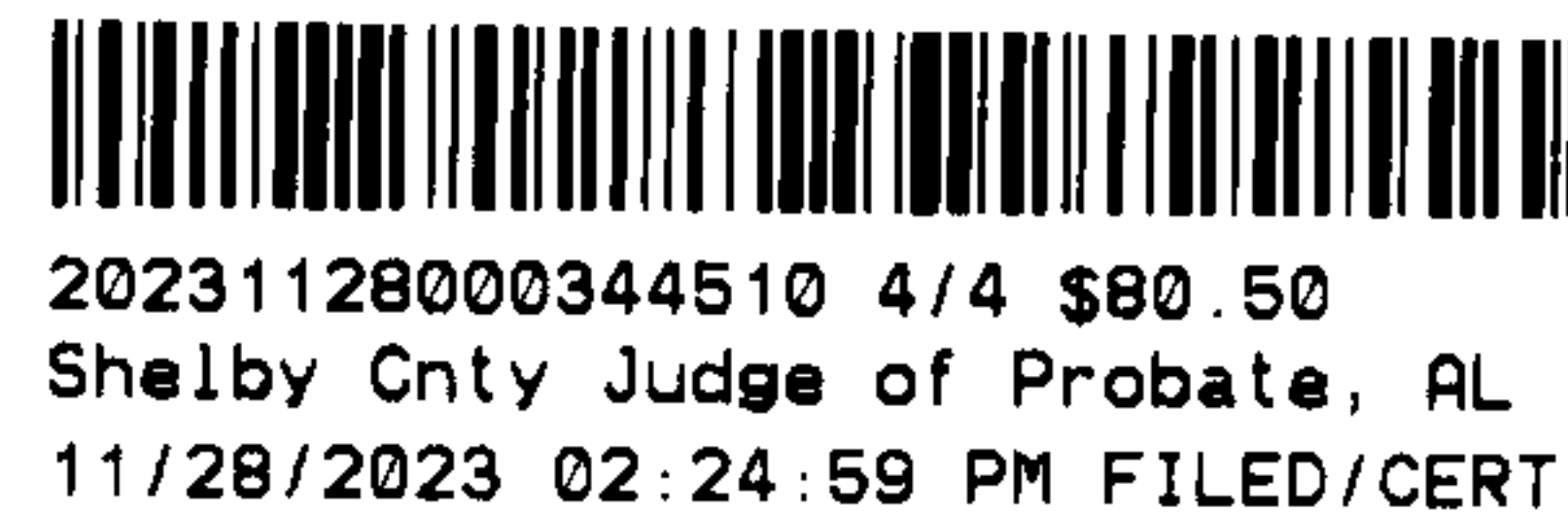
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Teresita Maria De Hernandez  
Mailing Address 113 Brook Hollow Way  
Pelham, AL 35124

Grantee's Name Alejandra Guadalupe Hernandez  
Mailing Address 113 Brook Hollow Way  
Pelham, AL 35124

Property Address 1097 Hwy 26  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_



or  
Assessor's Market Value \$49,490

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 Tax Assessor

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 5-15-23

Print Alejandra Hernandez  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested \_\_\_\_\_  
(verified by)