

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: 20010004407700000
Dated 10/11/2001 and recorded in the office of the
Judge of Probate Shelby County Division.

DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20231128000344530 1/5 \$79.50
Shelby Cnty Judge of Probate, AL
11/28/2023 02:25:01 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, we, **Teresita Maria De Hernandez**, an unmarried woman, **Aaron Juan Hernandez**, an unmarried man, **Gema Itzayana Paredes Hernandez**, an unmarried woman, and **Alejandra Guadalupe Hernandez**, a married woman, by operation of law, as GRANTORS, 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:

Commence at an old axle locally accepted as the Southeast corner of Section 8, Township 24 North, Range 13 East; thence running West along the South line of said Section 308.59 feet to a 5/8- inch capped rebar and also the point of beginning; thence continue along the last described course 152.37 feet to a 5/8- inch capped rebar; thence turn a deflection single to the right of 89 degrees 46 minutes 48 seconds and run 210.00 feet to a 1-inch crimp top pipe; thence turn a deflection angle to the left of 89 degrees 44 minutes 31 seconds and run 193.83 feet to a 1-inch crimp top pipe; thence turn deflection angle to the right of 111 degrees 22 minutes 05 seconds and run 36.91 feet to a 1-inch crimp top pipe; thence turn a deflection angle to the left of 95 degrees 44 minutes 57 seconds and run 61.91 feet to a 1-inch crimp top pipe; thence turn a deflection angle to the left of 07 degrees 20 minutes 08 seconds and run 182.11 feet to a 1-inch crimp top pipe; thence turn a deflection angle to the right of 92 degrees 07 minutes 24 seconds and run 210.39 feet to an iron bar; thence turn a deflection angle to the right of 79 degrees 47 minutes 46 seconds and run 140.98 feet to a 1-inch crimp top pipe; thence turn a deflection angle to the left of 00 degrees 15 minutes 39 seconds and run 393.28 feet to a 5/8-inch capped rebar; thence turn a deflection angle to the right of 89 degrees 54 minutes 38 seconds and run 494.00 feet back to the point of beginning.

Subject to current taxes and subsequent years, easements, restrictions, rights of way and permits

Shelby County, AL 11/28/2023
State of Alabama
Deed Tax: \$43.50

of record.

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

20231128000344530 2/5 \$79.50
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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. Teresita Juan De Hernandez is his widow. Aaron Juan Hernandez, Gema Itzayana Paredes Hernandez, and Alejandra Guadalupe Hernandez are their children. Teresita Juan De Hernandez, Aaron Juan Hernandez, Gema Itzayana Paredes Hernandez and Alejandra Guadalupe Hernandez held by operation of law, are entitled to inherit this real property.

The estate Juan Hernandez was not ever probated.

Recorded with this deed is an heirship affidavit.

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.

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

Aaron Juan Hernandez (L.S.)
Aaron Juan Hernandez

Gema Itzayana Paredes Hernandez (L.S.)
Gema Itzayana Paredes Hernandez

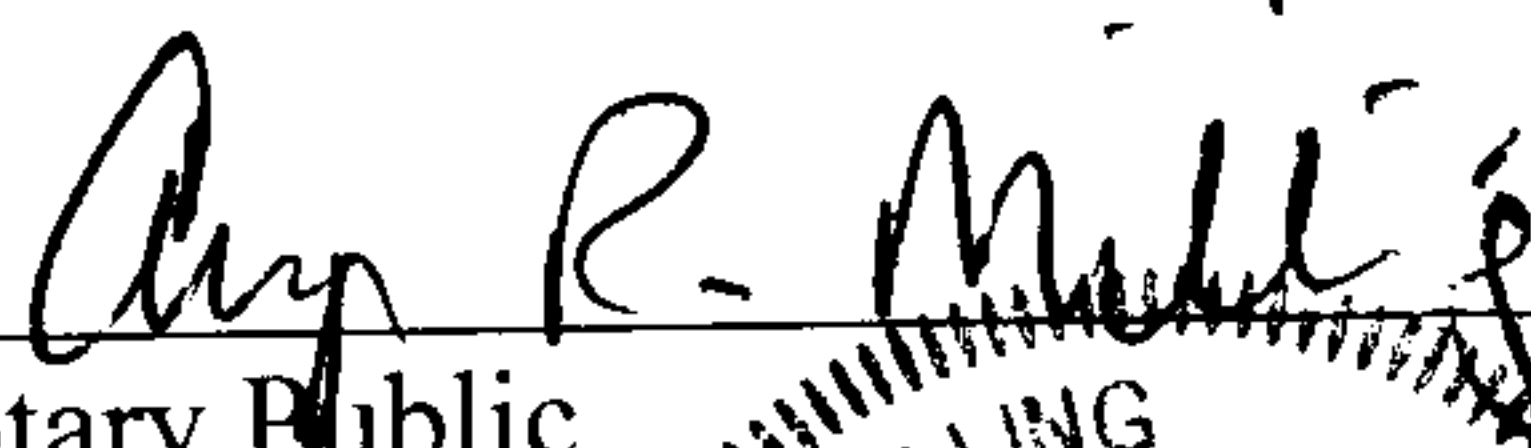
Alejandra Guadalupe Hernandez (L.S.)
Alejandra Guadalupe Hernandez

STATE OF ALABAMA)
SHELBY COUNTY)

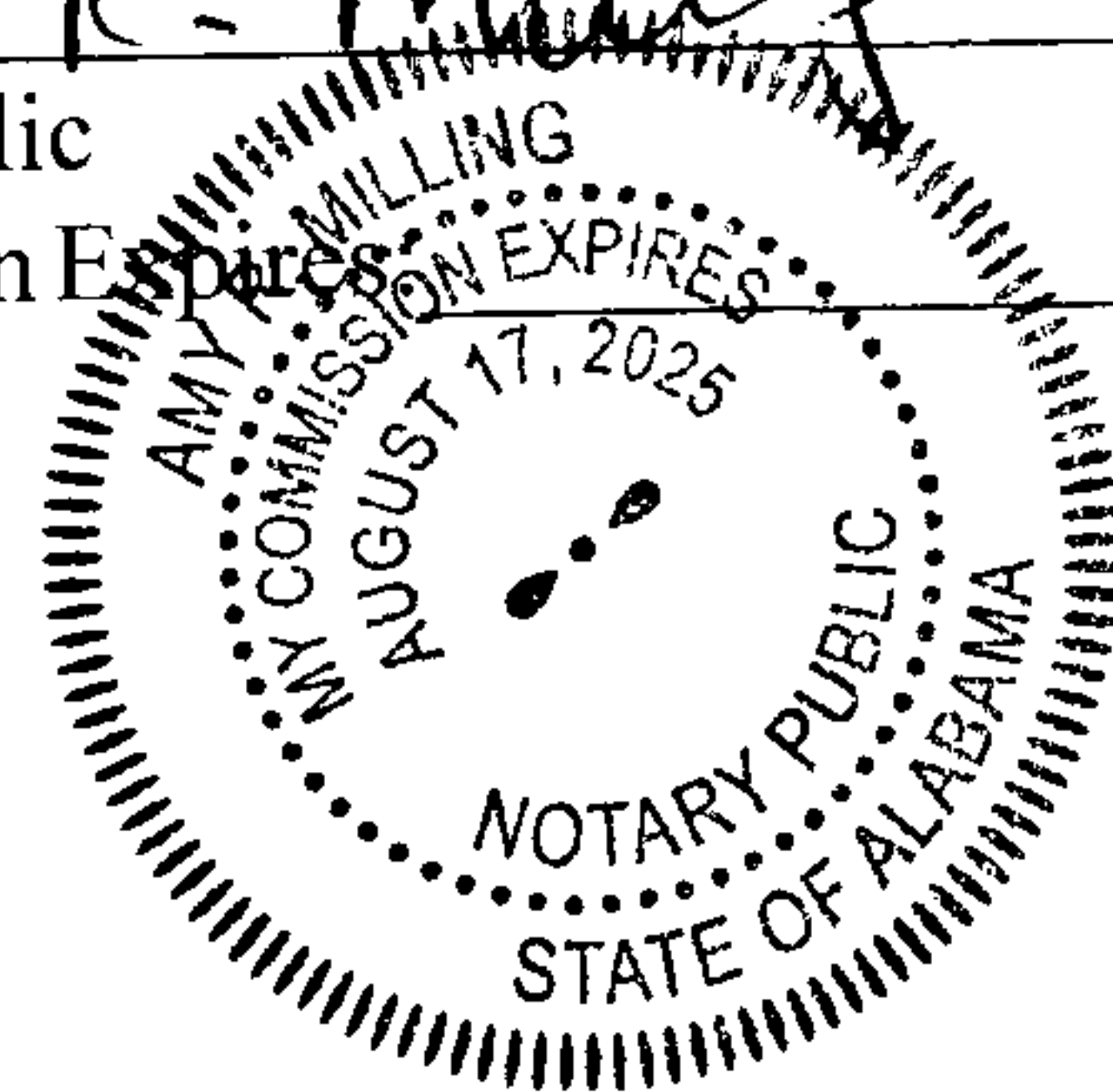
20231128000344530 3/5 \$79.50
Shelby Cnty Judge of Probate, AL
11/28/2023 02:25:01 PM FILED/CERT

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Teresita Maria De Hernandez**, an unmarried woman, **Aaron Juan Hernandez**, an unmarried man, **Gema Itzayana Paredes Hernandez**, an unmarried woman, and **Alejandra Guadalupe Hernandez**, a married woman, whose names are 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, they, 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

STATE OF ALABAMA

)

SHELBY COUNTY

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AFFIDAVIT OF HEIRSHIP

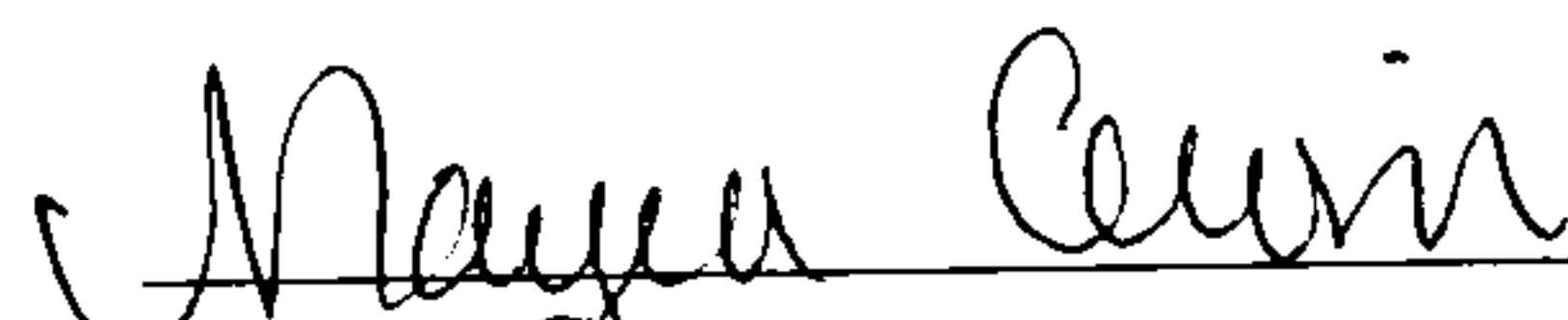


20231128000344530 4/5 \$79.50
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Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared **Mayra Ceron** ("Affiant") who, being first duly sworn, upon her oath states:

1. My name is **Mayra Ceron**, I am over the age of nineteen (19) years and I live at 3154 Hwy 42, Calera, AL 35040. I am personally familiar with the family of **Juan Hernandez**, and I have personal knowledge of the facts stated in this affidavit.
2. **Juan Hernandez** was married to **Teresita Maria De Hernandez**.
3. **Juan Hernandez** had three (3) children, **Aaron Juan Hernandez**, **Gema Itzayana Paredes Hernandez**, and **Alejandra Guadalupe Hernandez**.
4. He owned property located at 1131 Hwy 26, Alabaster, AL, Shelby County, 35007, and several parcels of land in Shelby County for many years. The parcels do not have addresses and the parcel numbers are 353080001008.00 and 224170000021.001 and are situated in Shelby, County, AL.
5. **Juan Hernandez** passed away in 2022. At the time of his death he owned the above listed property.
6. **Teresita Maria Hernandez** is his widow.
7. I have known **Juan Hernandez** and his family for many years. I have known his wife, **Teresita Maria Hernandez** and his children **Aaron Juan Hernandez**, **Gema Itzayana Paredes Hernandez**, and **Alejandra Guadalupe Hernandez** for many years as well.

Signed this 15 day of May, 2023.



Mayra Ceron

STATE OF ALABAMA

)

SHELBY COUNTY

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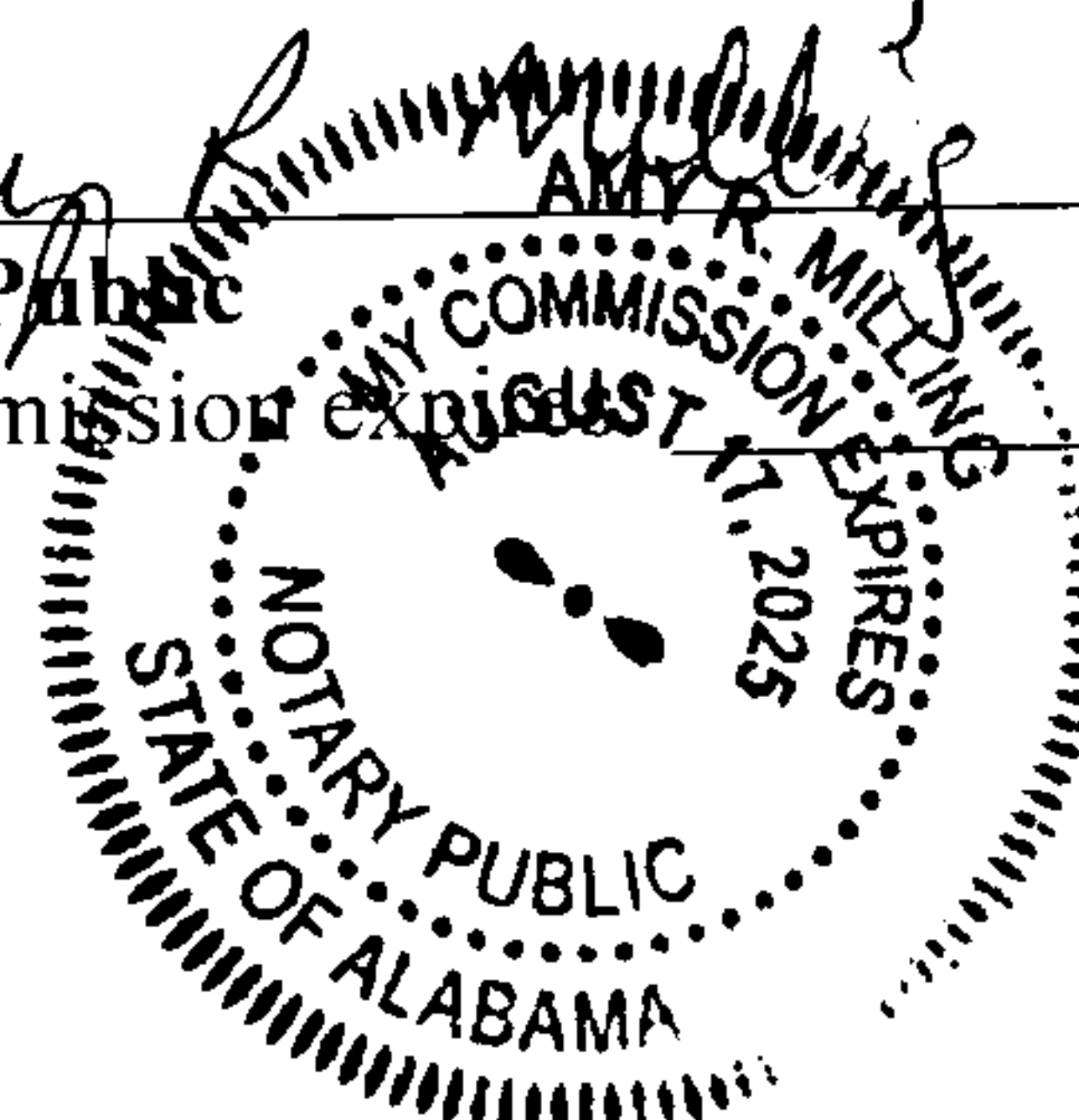
Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared **Mayra Ceron**, who is known to me, who, after being duly sworn, deposes and says that she has read the above and foregoing Affidavit, and that the said facts stated therein are true to the best of her knowledge and belief.

Sworn to and subscribed before me this the 15 day of May, 2023.



Notary Public

My commission expires



Real Estate Sales Validation Form

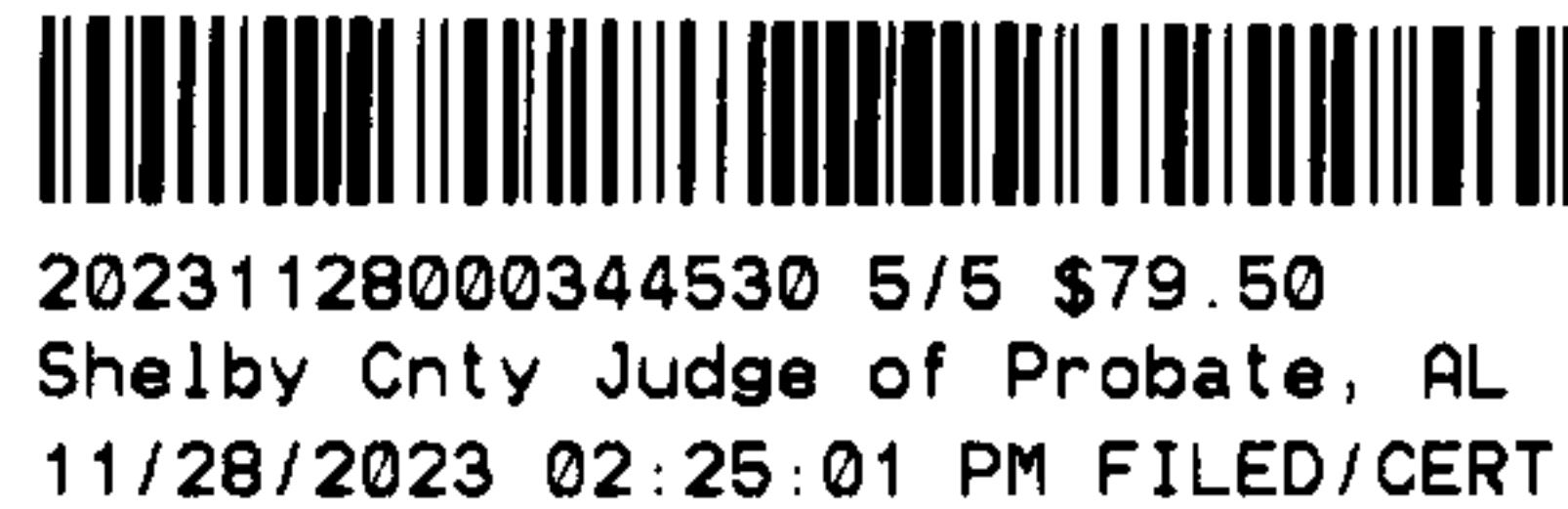
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Teresita Maria De Hernandez, Aaron Juan 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 Parcel 353080001008.000
Vacant

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



or
Assessor's Market Value \$43,090

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 Tax Assessor
☐ 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 5-15-23

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

☐ Unattested _____
(verified by)