

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 20040706000369510
Dated 7/6/2004 and recorded in the office of the
Judge of Probate Shelby County, AL.

DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20231128000344540 1/5 \$94.50
Shelby Cnty Judge of Probate, AL
11/28/2023 02:25:02 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:

Property Description Attached as Exhibit A

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

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 by operation of law, are entitled to inherit this real property.

The estate of 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.

Shelby County, AL 11/28/2023
State of Alabama
Deed Tax: \$58.50

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

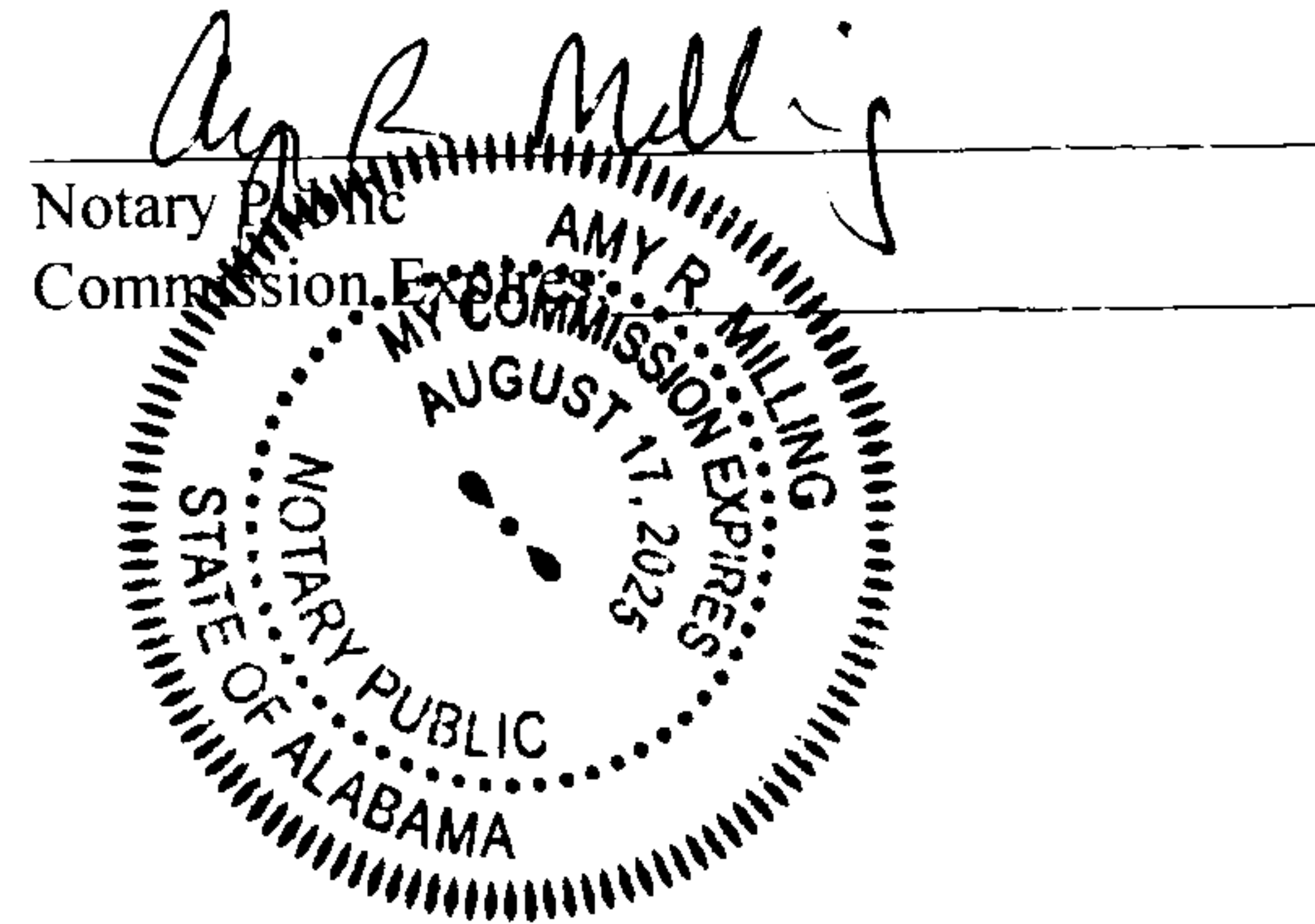


20231128000344540 2/5 \$94.50
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STATE OF ALABAMA)
SHELBY COUNTY)

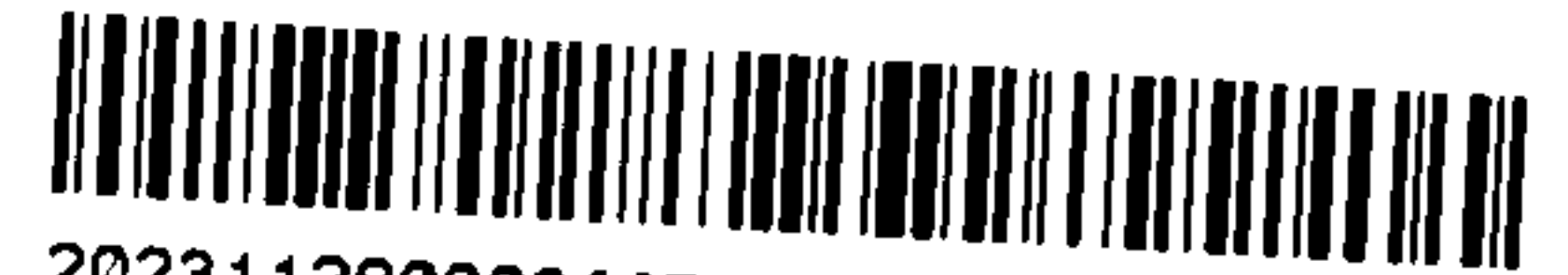
I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Teresita Maria De Hernandez**, an unmarried woman, **Aaron Juan Hernandez**, an unmarried man, **Gema Itzayana Paredes Hernandez**, an unmarried woman, and **Alejandra Guadalupe Hernandez**, a married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



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

EXHIBIT A



20231128000344540 3/5 \$94.50
Shelby Cnty Judge of Probate, AL
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A parcel of land located in the SE 1/4 of the NE 1/4 of section 17, Township 21 South Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 17, Township 21 South, Range 2 West, according to a Survey of James L. Ray, Jr., dated March 25, 1978, being marked by an iron found in place; thence proceed North 88 deg. 45 min. 30 sec. West (magnetic bearing) for a distance of 914.72 feet to a point; thence turn an angle of 89 deg. 00 min. To the left and runs 327.00 feet to the point of beginning of the parcel herein described; thence continue in the same direction for 310.00 feet to the point of intersection with the North right of way line of County Highway 26 (said line being the East boundary line of John Reynolds property as agreed and shown in said survey); thence proceed in an Easterly direction along said right of way line for a chord distance of 271.69 feet to a point being the Southwest corner of property owned by Paul Phillips; thence turn an angle of 105 deg. 13 min. 55 sec. To the left (from chord extended) and proceed in a Northerly direction along the West boundary of said Phillips property for a distance of 365.71 feet to a point; thence turn an angle of 86 deg. 27 min. To the left and run 243.42 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, page 125, Deed Book 160, page 415 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 69, page 1 and Deed Book 156, page 549 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 24, page 124 in Probate Office of Shelby County, Alabama.

Right of Way granted to Longview Lime Water Works for a 100 foot circle railroad through the SW 1/4 of the NE 1/4 of said Section 17 by instrument recorded in Probate Office in Shelby County, Alabama.

Public utility easements reserved from 10 feet in width along the West line of said property as described in Deed Book 311 page 194.

30 foot easement reserved for ingress and egress as shown in Deed Book 325, page 477 in the Probate Office of Shelby County, Alabama.

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SHELBY COUNTY)

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AFFIDAVIT OF HEIRSHIP

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)

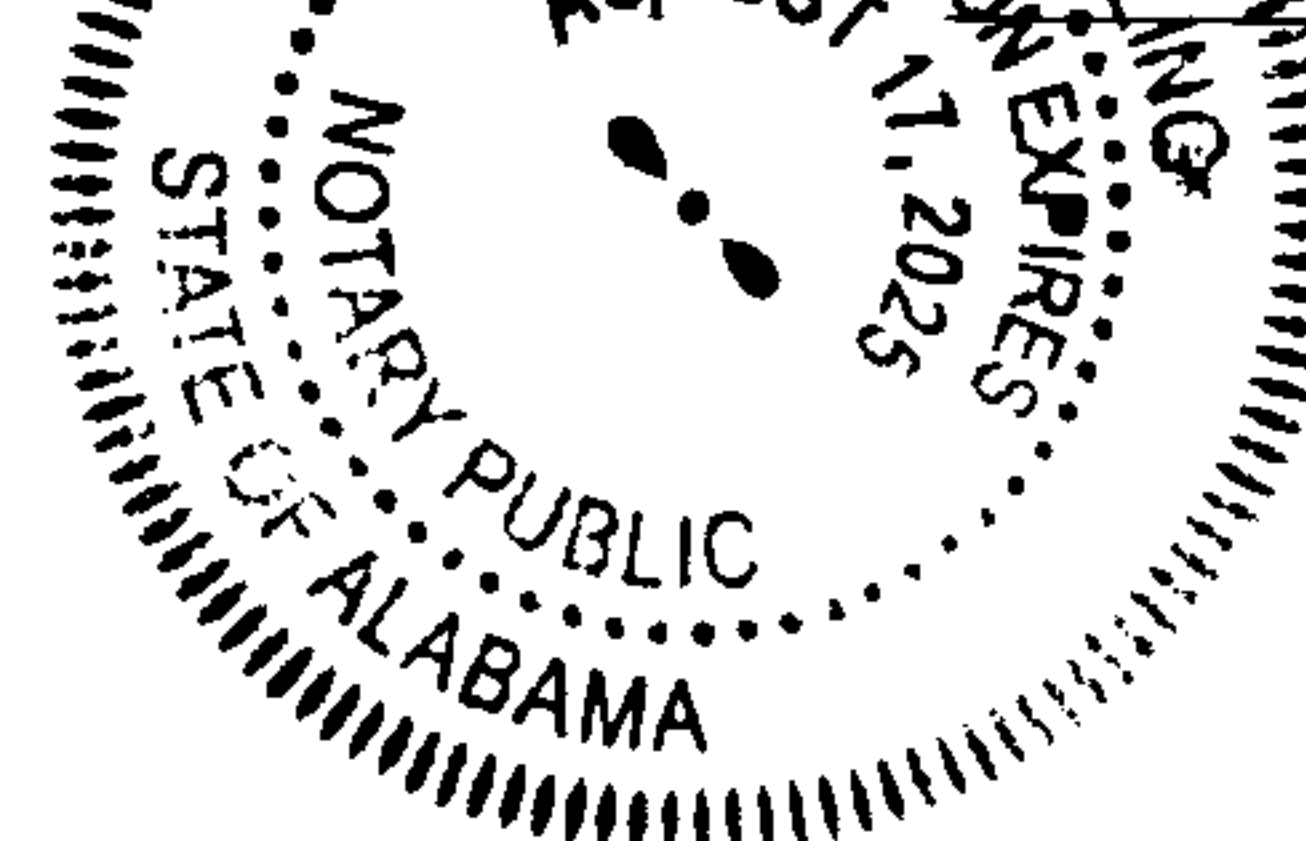
SHELBY COUNTY)

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

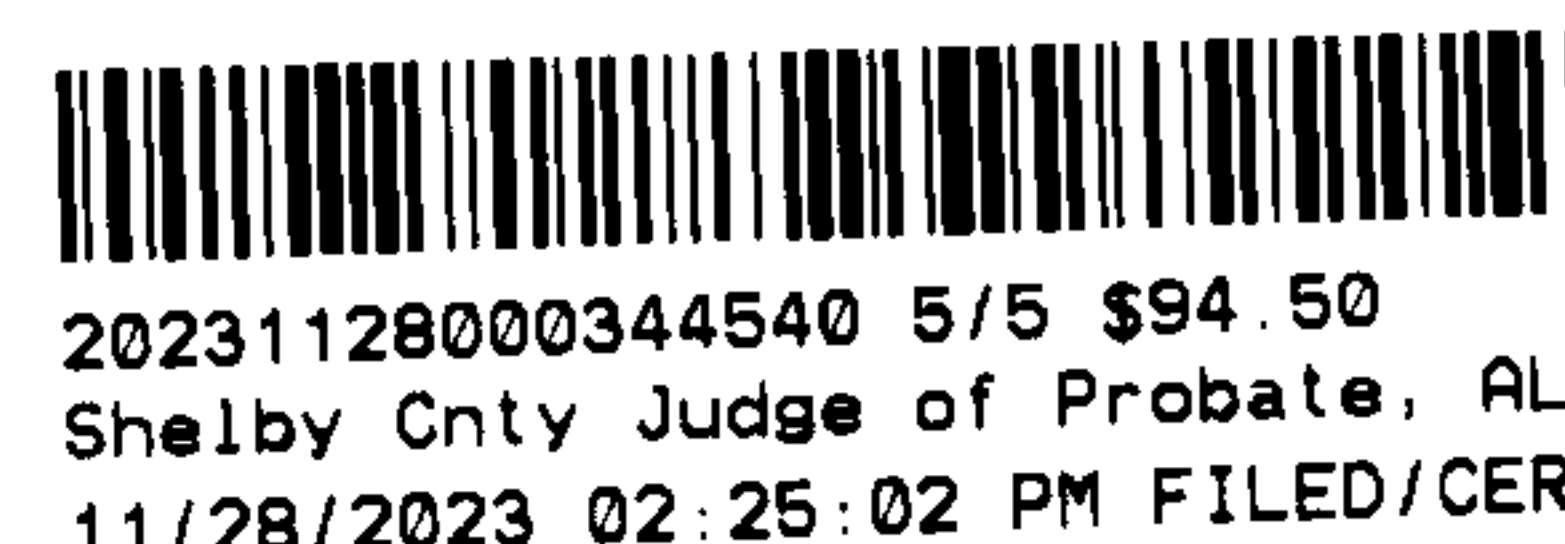
Grantee's Name Alejandra Guadalupe Hernandez
Mailing Address 113 Brook Hollow Way
Pelham, AL 35124

Property Address 1131 Hwy 26
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$58,060



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)

Form RT-1