

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

Send Tax Notice to:
Aurora Luna and
Luis Antonio Quintana
128 King Valley Drive
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED THOUSAND AND NO/100 (\$300,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Christopher R. Smitherman, as Personal Representative of The Estate of Joseph Benjamin Denham, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-000244** (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, **Aurora Luna and Luis Antonio Quintana** (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:

A lot of land in the Town of Calera, Shelby County, Alabama, and being shown in Block 259 of the Dunstan's Map and being further defined as being parts of Lots 1, 2, 3, 4, 5, 6, 7, and 8 & 9, in said Block, described more particularly as follows: From the point of intersection of the North right of way line of 21st Avenue and the East right of way line of 14th Street as per said map, run Northerly along the East right of way line of said 14th Street, 200 feet to the beginning point of subject lot; from said point continue Northerly along the East right of way of said 14th Street to the centerline of 20th Avenue; thence Easterly along the centerline of 20th Avenue for 100 feet; thence run South along the East line of Lot 9 for 200 feet; thence from said point run Easterly to the point at the West end of Block 1, Lot 17, Storr's and Fletcher's Map of the Town of Calera, lying 200 feet South from the centerline of 20th Avenue; thence Southerly along the West side of Lots 17, 16, 15, 14, and 13, Block 1, Storr's and Fletcher's Map of the Town of Calera, to the North right of way line of said 21st Avenue; thence Westerly along said right of way line 135 feet; thence Northwesterly for 250 feet, more or less, back to the beginning point.

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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 22 day of January, 2024.

The Estate of Joseph Benjamin Denham, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-000244

By: 

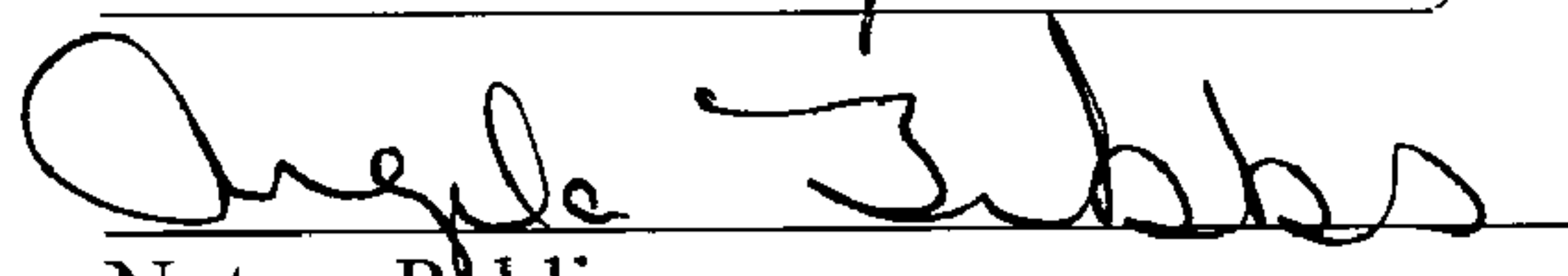
Christopher R. Smitherman, Personal Representative

STATE OF ALABAMA
SHELBY COUNTY

} ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Christopher R. Smitherman, as Personal Representative of **The Estate of Joseph Benjamin Denham, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-000244**, 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 22 day of January, 2024.


Notary Public

My Commission Expires: 8/21/24

ANGELA TUBBS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 21, 2024

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

File#: E-6212

Grantor's Name Christopher R. Smitherman, Personal
Representative of The Estate of Joseph Benjamin Denham Jr.,
deceased, Shelby County, Alabama Probate Case No. PR-2023-
000244

Mailing Address 725 West Street
Montevallo, AL 35115

Property Address 1275 20th Avenue
Calera, AL 35040

Grantee's Name Aurora Luna and Luis Antonio
Quintana

Mailing Address 128 King Valley Drive
Pelham, AL 35124

Date of Sale January 22, 2024

Total Purchase Price \$130,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/23/2024 01:45:10 PM
 \$158.00 PAYGE
 20240123000017870

Allen S. Bayl

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 January 22, 2024

Print: Justin Smitherman

☐ Unattested _____
 (verified by)

Sign _____
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1