



20240220000044020 1/3 \$247.50
Shelby Cnty Judge of Probate, AL
02/20/2024 01:27:40 PM FILED/CERT

This deed was prepared without benefit of title examination or survey.

THIS INSTRUMENT WAS PREPARED BY:
DANNY C. LOCKHART, ATTORNEY AT LAW
1129 FORESTDALE BLVD.
BIRMINGHAM, AL. 35214

SEND TAX NOTICE TO:
Mixi Jhoana Olascoaga Vazquez
809 Frontier Dr.
Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY

That in consideration of **One and no/100 Dollars** to the undersigned Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, **Miguel A. Carbajal**, a married man, and **Ismael Carbajal**, a single man (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **Mixi Jhoana Olascoaga Vazquez** and **Alexandra Josselin Monroy-Vazquez** , (herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 3, Block 1, according to the Map of Cahaba Valley Estates, 2nd Sector, as recorded in Map Book 5, page 93, in the Probate Office of Shelby County, Alabama.

Subject to:

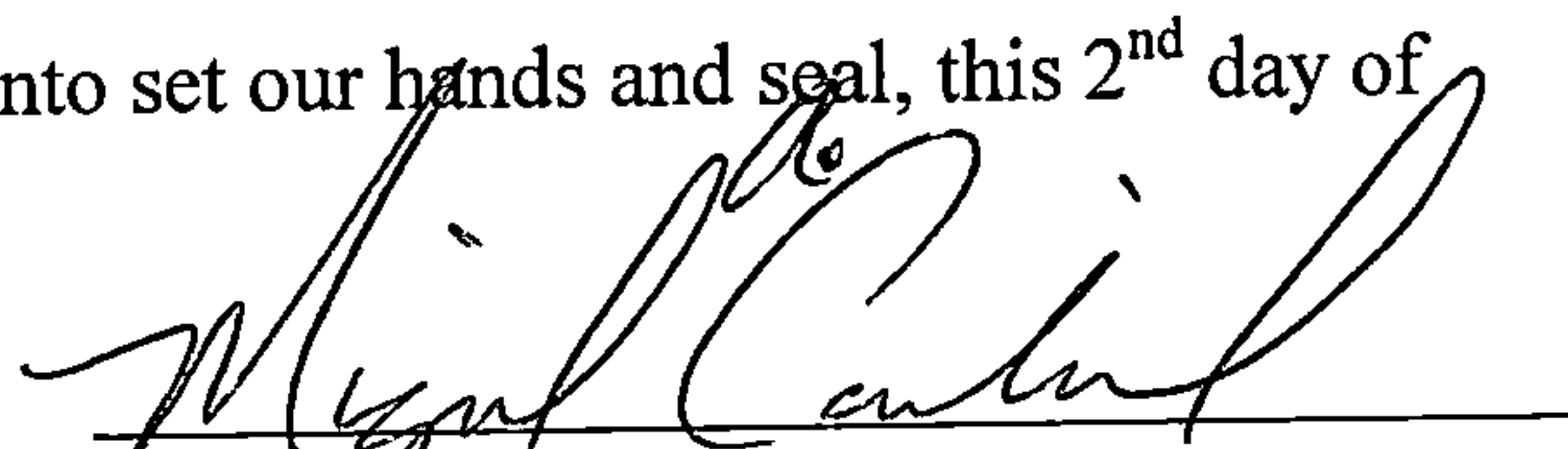
1. Ad valorem taxes due and payable October 1, 2024.
2. Easements, exceptions, reservations and restrictions of record, if any.

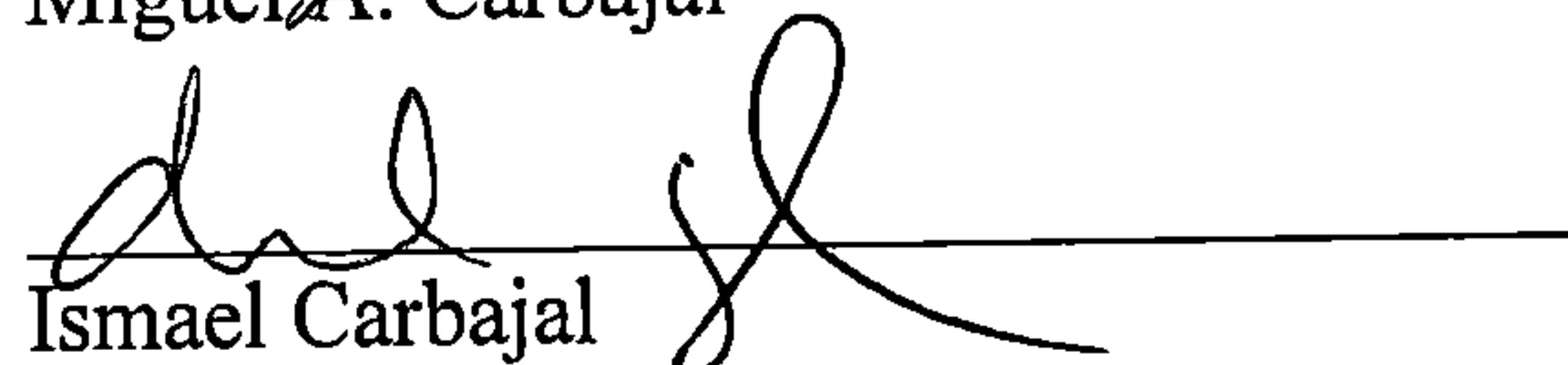
Subject property is not the homestead of grantor, Miguel Carbajal, or his spouse.

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 2nd day of February, 2024.


Miguel A. Carbajal


Ismael Carbajal



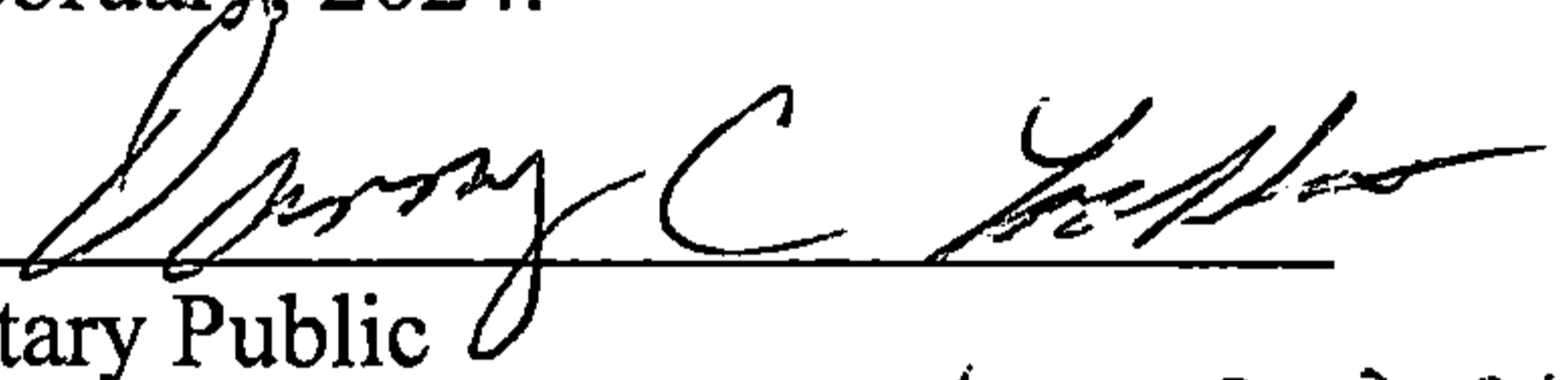
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STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Miguel A. Carbajal and Ismael Carbajal**, whose names are signed to the foregoing conveyance, and who are 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 2nd day of February, 2024.



Notary Public

My commission expires: 10-23-2024

Real Estate Sales Validation Form

Barcode and filing information: 2024022000044020 3/3 \$247.50 Shelby Cnty Judge of Probate, AL 02/20/2024 01:27:40 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Miguel A. Carbajal
Mailing Address 836 Mountain Branch Dr. Vestavia Hills, AL 35226

Grantee's Name Mixi Jhoana Olascoaga Vazquez
Mailing Address 809 Frontier Dr. Pelham, AL 35124

Property Address 809 Frontier Dr. Pelham, AL 35124

Date of Sale 2-2-24
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$219,080.00

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

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 2-2-24

Print Miguel A. Carbajal

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one