20240307000062350 03/07/2024 09:21:59 AM DEEDS 1/3

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080 Send Tax Notice to:
Will Alexander Gomez Guerra and
Elisa Beatriz Gomez
1402 Hillsboro Lane
Helena, AL 35080

STATE OF ALABAMA SHELBY COUNTY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 (\$187,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Chance A. Walton and Megan Heathcock Walton, formerly known of record as Megan Heathcock, husband and wife (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, Will Alexander Gomez Guerra and Elisa Beatriz Gomez (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, 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:

Lot 16, according to the Survey of Breckenridge Park, Royal Ridge Sector, as recorded in Map Book 23, Page 96, in the Probate Office of Shelby County, Alabama.

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 6th day of March, 2024.

Chance A. Walton

Megan Heathcock Walton

STATE OF ALABAMA
Shelby COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Chance A. Walton and Megan Heathcock Walton,** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of March, 2024.

Notary Public

My Commission Expires: 1/6/35

JUSTIN SMITHERMAN Notary Public, Alabama State At Large My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form

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

	I nis Document must be fuea in accorat	unce wun Coae of Alabama 19	75, Section 40-22-1
File#: E-6365 Grantor's Name Welton	Chance A. Walton and Megan Heathcock	Grantee's Name	Will Alexander Gomez Guerra and Elisa Beatriz Gomez
Walton Mailing Address	1402 Hillsboro Lane Helena, AL 35080	Mailing Address	1402 Hillsboro Lane Helena, AL 35080
Property Address	1402 Hillsboro Lane Helena, AL 35080	Date of Sale Total Purchase Price Or	March 6, 2024 \$187,000.00
		Actual Value Or Assessor's Market Valu	<u>\$</u> ie <u>\$</u>
<u> </u>	rice or actual value claimed on this f ecordation of documentary evidence		following documentary evidence:
Bill of SSales CoClosing		ppraisal ther:	
•	nce document presented for recordations form is not required.	on contains all of the requ	ired information referenced above,
	In and mailing address - provide the nant mailing address.	istructions ame of the person or perso	ns conveying interest to property
Grantee's name being conveyed	e and mailing address - provide the nad.	ame of the person or perso	ns to whom interest to property is
*	ss - the physical address of the prope to the property was conveyed.	rty being conveyed, if ava	ilable. Date of Sale - the date on
*	price - the total amount paid for the instrument offered for record.	purchase of the property, l	ooth real and personal, being
conveyed by th	if the property is not being sold, the to be instrument offered for record. This e assessor's current market value.		
current use val	rovided and the value must be determined uation, of the property as determined ty for property tax purposes will be used 40-22-1 (h).	by the local official charg	ged with the responsibility of
accurate. I furt	best of my knowledge and belief that her understand that any false statemed and Code of Alabama 1975 § 40-22	ents claimed on this form n	
Date March 6,	2024	Print: Justin Smit	herman
Officia	ted Ind Recorded (verified by) Ind Public Records Index of Probate, Shelby County Alabama, County	Sign(Grantor/Gran	tee/ Owner/Agent) circle one

AHAM!

Clerk

Shelby County, AL

20240307000062350

\$216.00 JOANN

03/07/2024 09:21:59 AM

alli 5. Buyl

Form RT-1