This instrument was prepared by: Daniel Odrezin Daniel Odrezin, LLC 3138 Cahaba Heights Road Birmingham, Alabama 35243

Send Tax Notice To: Maximiliano Alberto Rodriguez and Gisela Magali Martinez 309 Chadwick Place Helena, AL35080

WARRANTY DEED - Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$275,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Joseph Beachum, an unmarried individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Maximiliano Alberto Rodriguez and Gisela Magali Martinez

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 55, according to the Survey of Chadwick, Sector 2, as recorded in Map Book 17, Page 127, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$220,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of March, 2024.

Joseph Beachun for Neicel Bookway In-fack
Attorney in Fact

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nicole Beachum, Attorney-In-Fact for Joseph Beachum, whose name is 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, she, as such Attorney-In-Fact, executed the same voluntarily on the day the same bears date.

CTTA COMMOTARY Public

Given under my hand and official seal this 8th day of March, 2024.

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2024 02:50:21 PM
\$83.00 PAYGE
20240308000064680

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Real Estate Sales Validation Form

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

Grantor's Name <u>Joseph Beachum</u> Mailing Address <u>1213 Shades Crest Rd.</u>	Gran		Maximiliano Alberto Rodriguez and Gisela Magali Martinez
Hoover, AL. 35226-1909	Mail	ing Address	309 Chadwick Place Helena, AL 35080
Property Address 309 Chadwick Place			
Helena, AL 35080		Purchase Price	March 8, 2024 \$275,000.00
	Actu	Or al Value	<u>\$</u>
	Asse	Or ssor's Market V	alue \$
The purchase price or actual value claimed on one) (Recordation of documentary evidence is		d in the followin	g documentary evidence: (check
Bill of Sale Sales Contract X Closing Statement	Appraisal Other:		
If the conveyance document presented for reco	ordation contains all of th	he required info	rmation referenced above, the filing
	Instructions		
Grantor's name and mailing address - provide current mailing address.	Instructions the name of the person of	or persons conve	ying interest to property and their
Grantec's name and mailing address - provide conveyed.	the name of the person of	or persons to wh	om interest to property is being
Property address - the physical address of the pinterest to the property was conveyed.	property being conveyed	l, if available. D	ate of Sale - the date on which
Total purchase price - the total amount paid fo the instrument offered for record.	r the purchase of the pro	perty, both real	and personal, being conveyed by
Actual value - if the property is not being sold, the instrument offered for record. This may be assessor's current market value.	~	•	
If no proof is provided and the value must be ovaluation, of the property as determined by the property tax purposes will be used and the taxp	e local official charged w	vith the responsi	bility of valuing property for
I attest, to the best of my knowledge and belief further understand that any false statements classes of Alabama 1975 § 40-22-1 (h).			
Date: March 8, 2024	Print	: Shan r	anthoderson
Unattested(verified by)	Sign	Grantor/Grant	ce/Owner/Agent) circle one
		•	Form RT-1