

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road, St. 100B  
Birmingham, AL 35243

**Send tax notice to:**  
Emilio De La Cruz & Sabine De La Cruz  
6300 Stonehaven Ln  
Pinson, AL 35126

**GENERAL WARRANTY DEED – Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **ONE HUNDRED NINETY NINE THOUSAND AND 00/100 (\$199,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

**Freedom Rain, Inc., an Alabama Non-Profit Corporation**

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

**Emilio De La Cruz & Sabine De La Cruz**

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

**The Northeast 1/4 of the Northeast 1/4 of Section 5, Township 18 South, Range 1 East in Shelby County, Alabama.**

**Less and except any part lying in the right of way of County Road 478.**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$0.00 of the purchase price recited above was 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 Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 15th day of March, 2024.

**Freedom Rain, Inc.**

By: *[Signature]*  
Johnny McNeil

Its: Chairman/COO

By: *[Signature]*  
Melinda Megahee

Its: Executive Director

STATE OF ALABAMA

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Johnny McNeil** whose name as **Chairman/COO** of **Freedom Rain, Inc.** 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, he, as such **Chairman/COO** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 15th day of March, 2024

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Melinda Megahee** whose name as **Executive Director** of **Freedom Rain, Inc.** 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, he, as such **Executive Director** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 15th day of March, 2024

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/18/2024 09:38:48 AM  
\$227.00 PAYGE  
20240318000073230

*Allen S. Boyd*

Real Estate Sales Validation Form

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

Grantor's Name Freedom Rain, Inc.  
Mailing Address 7916 2nd Avenue South  
Birmingham, AL. 35206

Grantee's Name Emilio De La Cruz and Sabine De  
La Cruz

Mailing Address 179 County Road 478  
Leeds, AL 35094

Property Address 179 County Road 478  
Leeds, AL 35094

Date of Sale March 15, 2024  
Total Purchase Price \$199,000.00

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: \_\_\_\_\_

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: March 15, 2024

Unattested  
\_\_\_\_\_  
(verified by)

Print: Shannon Anderson  
Sign: Shannon Anderson  
(Grantor/Grantee/ Owner/Agent) circle one