

This document prepared by:
Law Office of John A. Gant, PC
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Roberto Robles
1346 3rd Ct SW
Alabaster, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, ELIZABETH W. MCELROY, as Successor Personal Representative of the Estate of Clarence E. Dean, deceased, Jefferson County Probate Case #22BHM00135 (as to an undivided ½ interest) and BARRY C. DEAN, unmarried, JAY C. DEAN, a married person, SHARON DEAN CALDWELL, a married person and CARL E. DEAN, unmarried, Heirs of Carol Ann Dean (as to an undivided ½ interest) (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROBERTO ROBLES (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama:

Lot 29, according to the Survey of Kenton Brant Nickerson Subdivision, as recorded in Map Book 5, Page 53, in the Probate Office of Shelby County, Alabama

Carol Ann Dean, one of the grantees in survivorship deed recorded in Instrument 1993-18477, predeceased the other grantee, Clarence E. Dean.

One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

The subject property does not constitute the homestead of the Grantors or any of their spouses, as applicable.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

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

Dated this the 12th day of April, 2024.



ELIZABETH W. MCELROY,

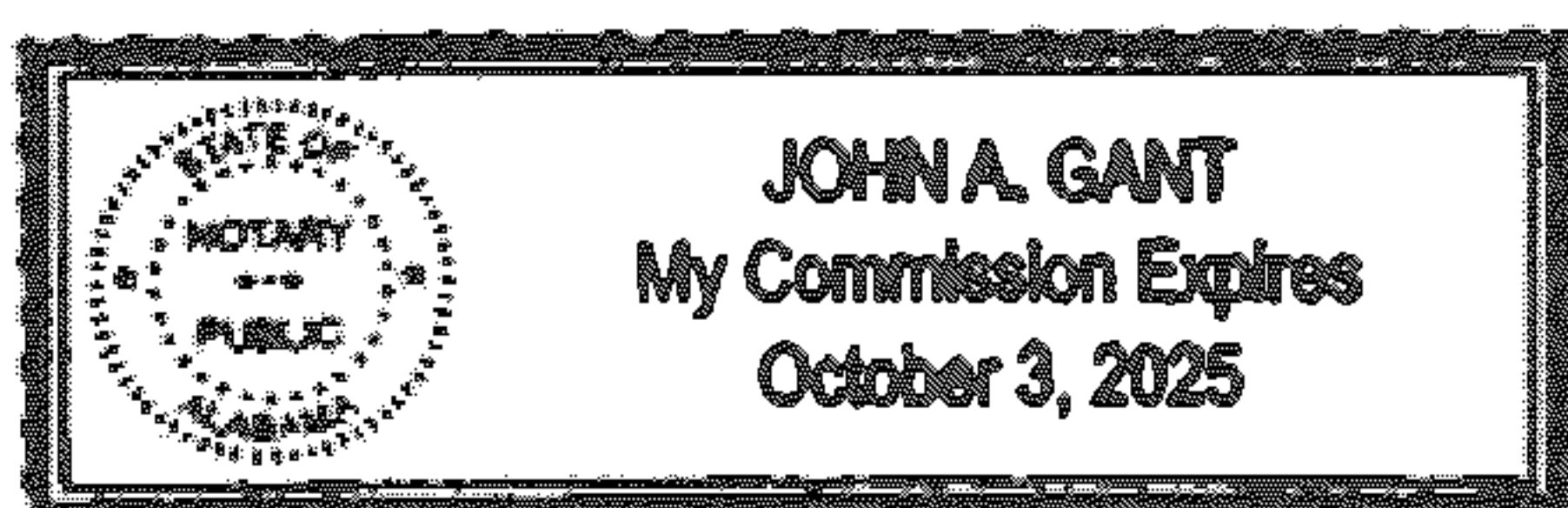
as Successor Personal Representative
of the Estate of Clarence E. Dean, deceased,
Jefferson County Probate Case #22BHM00135

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY, as Successor Personal Representative of the Estate of Clarence E. Dean, deceased, Jefferson County Probate Case #22BHM00135 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of April, 2024.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2025



Dated this 12th day of April, 2024.

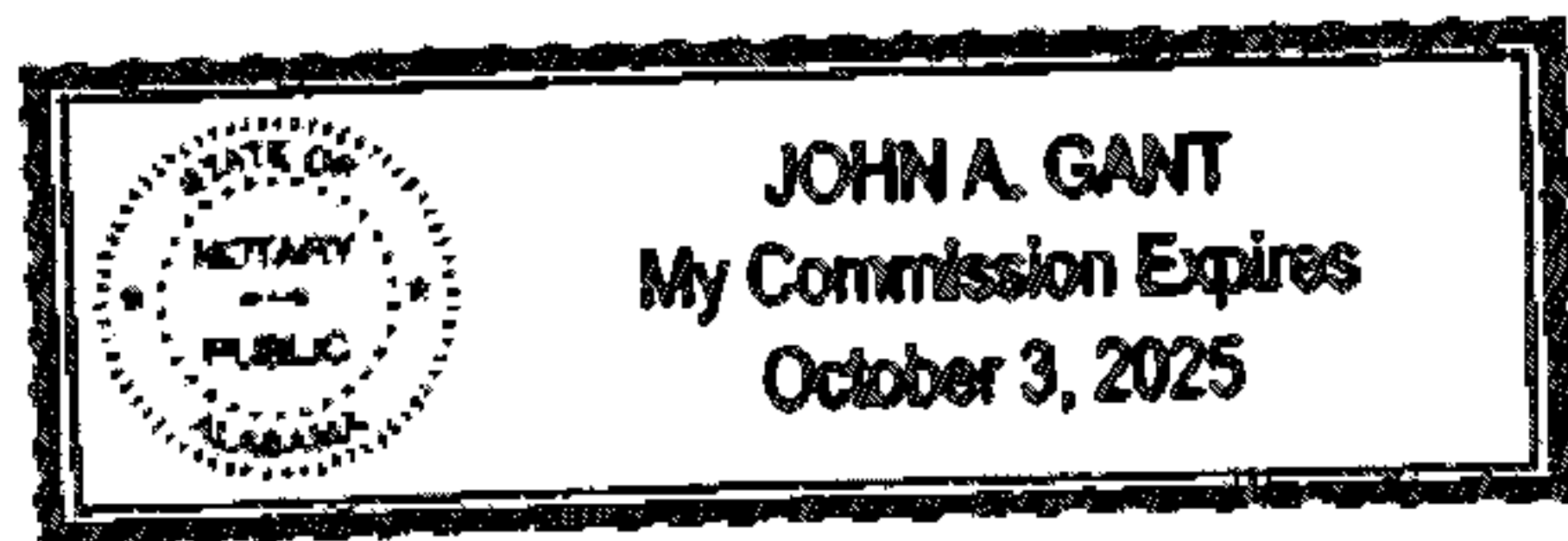
Barry C. Dean by Elizabeth W. Mcelroy, his attorney in fact
BARRY C. DEAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY as Attorney-in-Fact for BARRY C. DEAN, 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, in her capacity as Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of April, 2024.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025



Dated this 12th day of April, 2024.

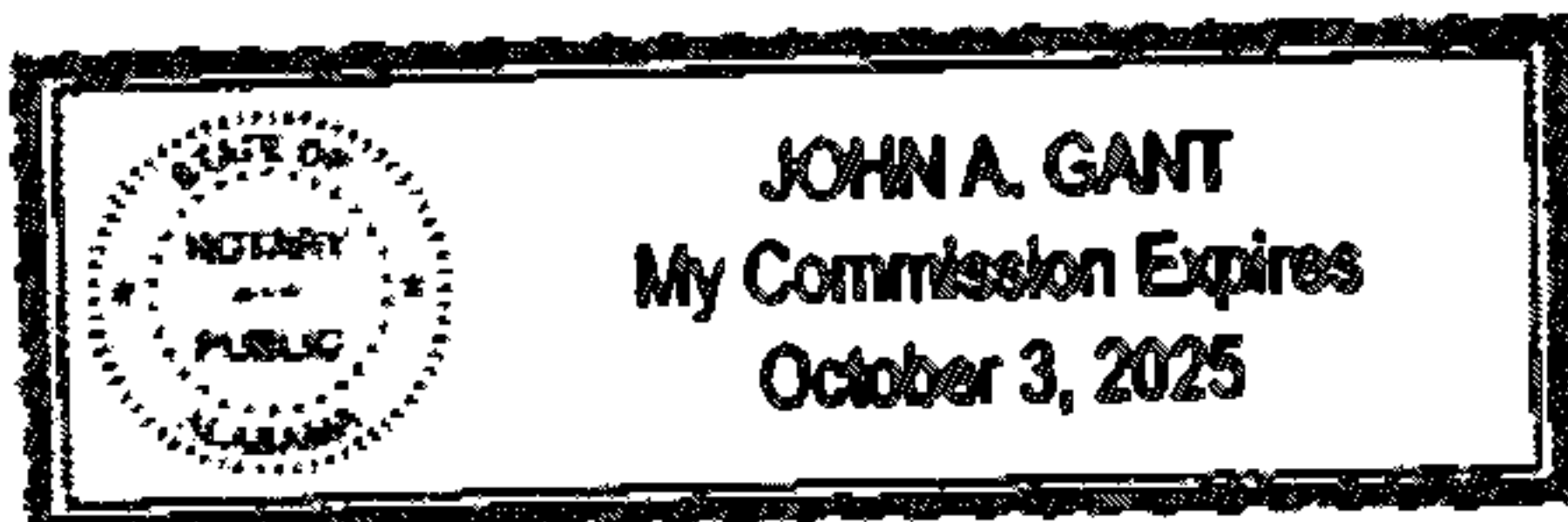
Jay C. Dean by Elizabeth W. McElroy, his attorney in fact
JAY C. DEAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY as Attorney-in-Fact for JAY C. DEAN, 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, in her capacity as Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of April, 2024.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025



Dated this 12th day of April, 2024.

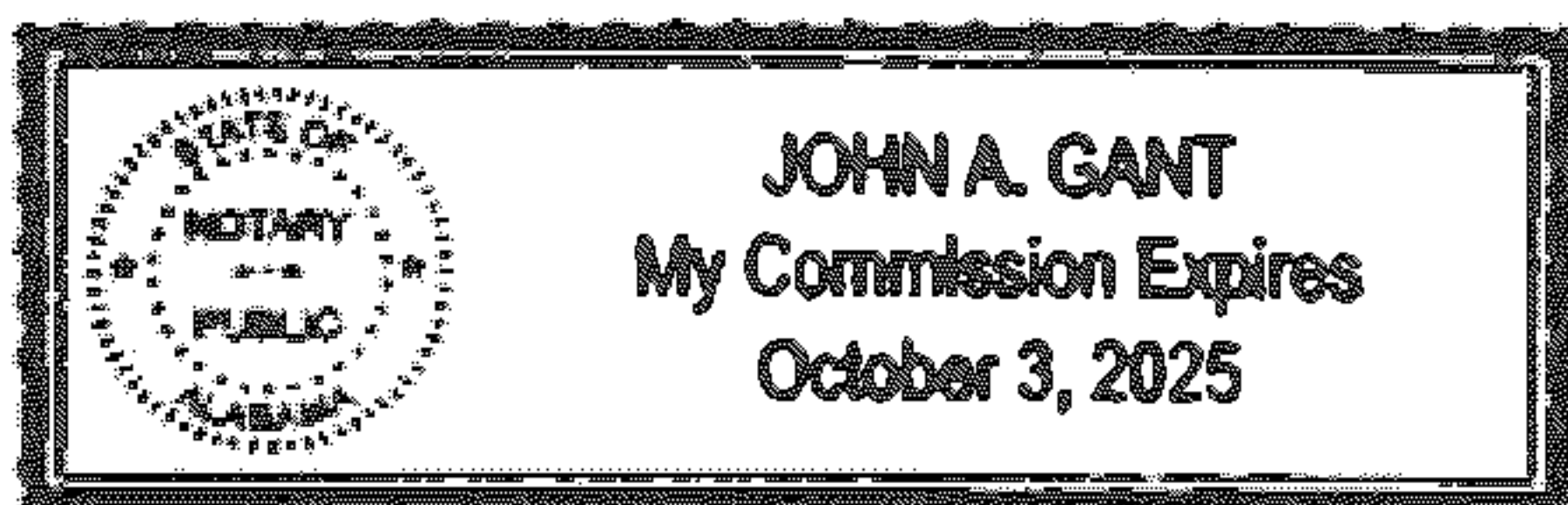
Sharon Dean Caldwell by Elizabeth W. Mcelroy her attorney in fact
SHARON DEAN CALDWELL

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY as Attorney-in-Fact for SHARON DEAN CALDWELL, 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, in her capacity as Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of April, 2024.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025



Dated this 12th day of April, 2024.

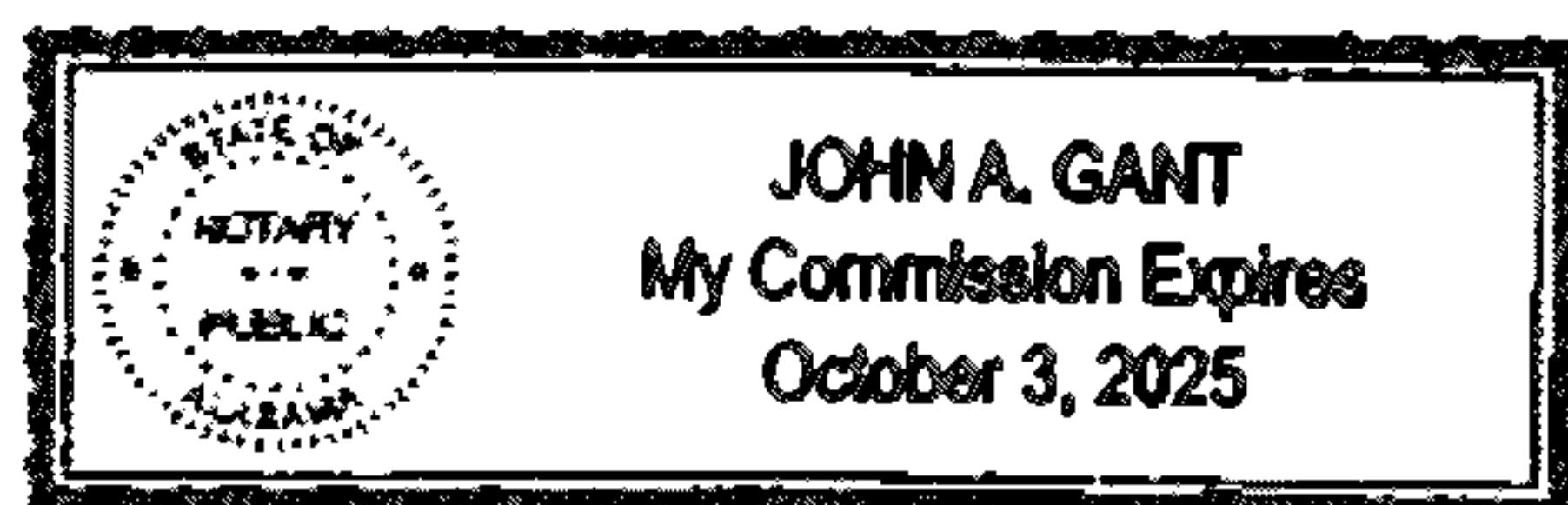
Carl E. Dean by Elizabeth W. Mcelroy, his attorney in fact
CARL E. DEAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH W. MCELROY as Attorney-in-Fact for CARL E. DEAN, 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, in her capacity as Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of April, 2024.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2025





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/16/2024 09:04:17 AM
 \$69.00 JOANN
 20240416000109870

Alvin S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Clarence E. Dean and Heirs of Carol Ann Dean	Grantee's Name	Roberto Robles
Mailing Address	2700 Highway 280, Ste. 110E Birmingham, AL 35223	Mailing Address	1346 3rd Ct. SW Alabaster, AL 35007
Property Address	1346 3rd Ct. SW Alabaster, AL 35007	Date of Sale	4/12/2024
		Total Purchase Price \$	185,000.00
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 4/12/2024

Print John A. Gant

Sign *John A. Gant*
 (Owner) (Agent) circle one