

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Lourdes Pineda
128 8th Street Southwest
Alabaster, AL 35007

Know all men by these presents:

That in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$ 185,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof
is acknowledged, I or we, Dionisio Morales Menjivar, A married PERSON (herein referred
to as grantor, whether one or more), grant, bargain, sell and convey unto: Lourdes Pineda (herein referred
to as grantee, whether one or more), the following described real estate, situated in ~~XXXXXXX~~ County,
Alabama, to-wit: **SHELBY**

Begin at the South East corner of Lot 8 in Block 1 of Nickerson Survey on Helena Road, as
recorded in Map Book 3, Page 116, in the Office of the Judge of Probate of Shelby County,
Alabama and run in a Northerly direction parallel with Pine Street for a distance of 300 ft. to
Point of Beginning of portion of Lots 8 and 7 in Block 1 herein described. From said Point of
Beginning continue to run in a Northerly direction parallel with Pine Street for a distance of 88
ft., thence run in a Westerly direction across Lots 8 and 7 perpendicular to Pine Street for a
distance of 200 ft., thence in a Southerly direction parallel with Pine Street for a distance of 88
ft., thence run in an Easterly direction across Lots 7 and 8 perpendicular to Pine Street for a
distance of 200 ft. to the Point of Beginning of portion of Lots 8 and 7 in Block 1 as described
and the House situated thereon. Lying and being in the N.E. 1/4 of N.W. 1/4 of Section 2, Tp. 21,
R. 3W, according to Map of Nickerson Survey on Helena Road, as recorded in Map Book 3,
Page 116, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

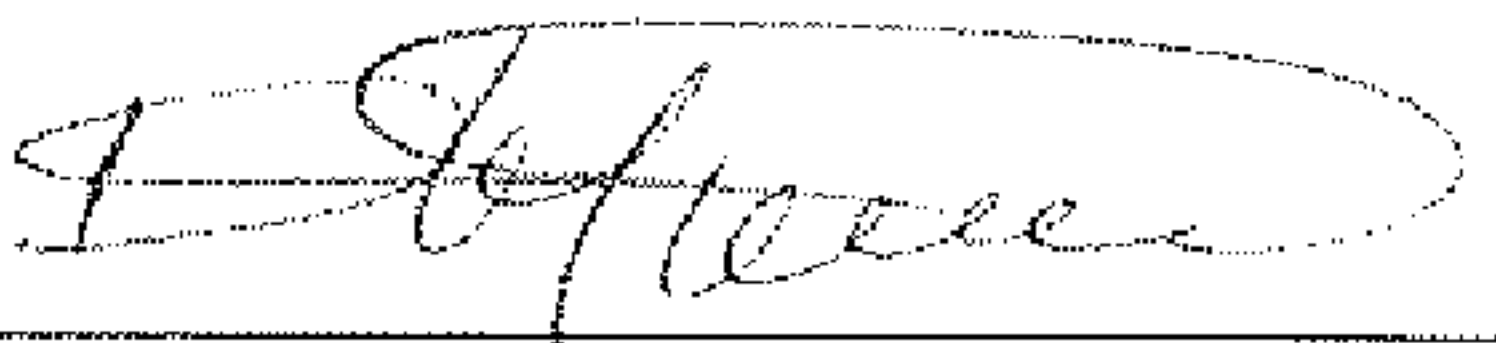
Subject to Mineral and Mining rights of record.

179,450.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously
herewith

This is not the Homestead of the above Grantor nor his spouse

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (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 I/We have hereunto set my/our hand(s) and seal(s), this 12th day of April, 2024

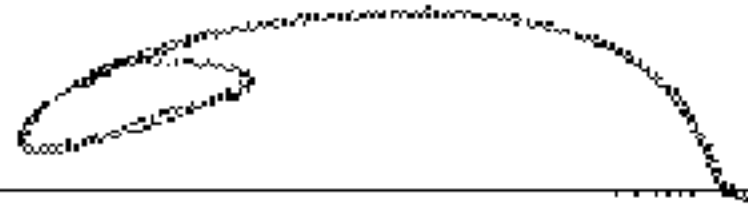

Dionisio Morales Menjivar

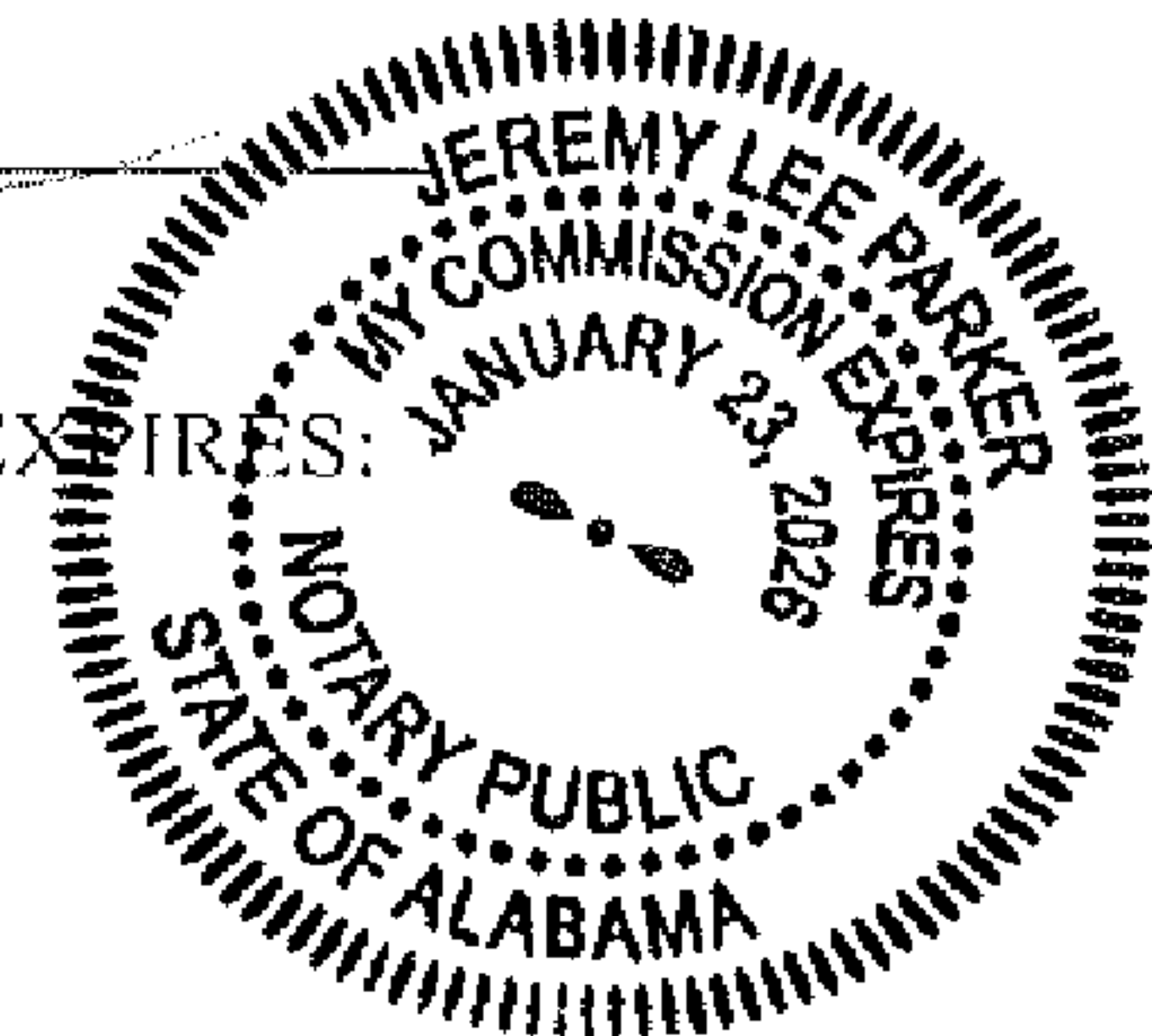
STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Dionisio Morales Menjivar 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 conveyance he executed the same voluntarily on the day the same bears date.

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


NOTARY PUBLIC
MY COMMISSION EXPIRES:



Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1320 Alford Ave Ste 102
Birmingham, AL 35226

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Dionisio Morales Menjivar	Grantee's Name	Lourdes Pineda
Mailing Address	128 8th Street Southwest Alabaster, AL 35007		128 8th Street Southwest Alabaster, AL 35007
Property Address	128 8th Street Southwest Alabaster, AL 35007	Date of Sale	April 12, 2024
		Total Purchase Price	\$185,000.00
		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 ☐ Appraisal
☐ Sales Contract ☐ Other to
☒ Closing Statement

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.

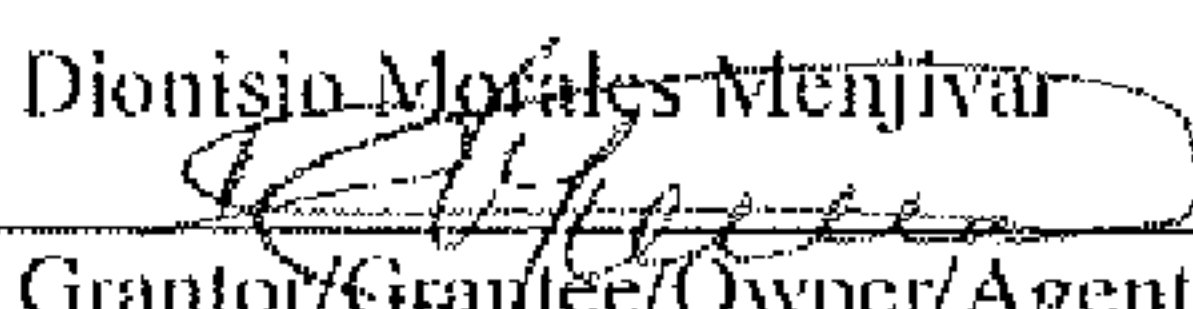
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: 04/12/2024

Print: Dionisio Morales Menjivar
 Sign: 
 Grantor/Grantee/Owner/Agent (circle one)

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2024 11:29:24 AM
\$34.00 BRITTANI
20240417000111550

Allen S. Boyd