

Send Tax Notice to:  
Norman H. Ross, Jr. and Chelsea  
Baskin Ross  
1109 ROLLING HILLS CIRCLE  
HOOVER, AL 35244

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: **BHM-24-2077**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **NINE HUNDRED THOUSAND AND 00/100 (\$900,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Rodrigo Leonardo Valbuena and Maria Del Pilar Valencia Velez, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

922 LAKE HEATHER RESERVE, BIRMINGHAM, AL 35242

by **Norman H. Ross, Jr. and Chelsea Baskin Ross (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1109 Rolling Hills Circle, Hoover, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1109 Rolling Hills Circle, Hoover, AL 35244**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

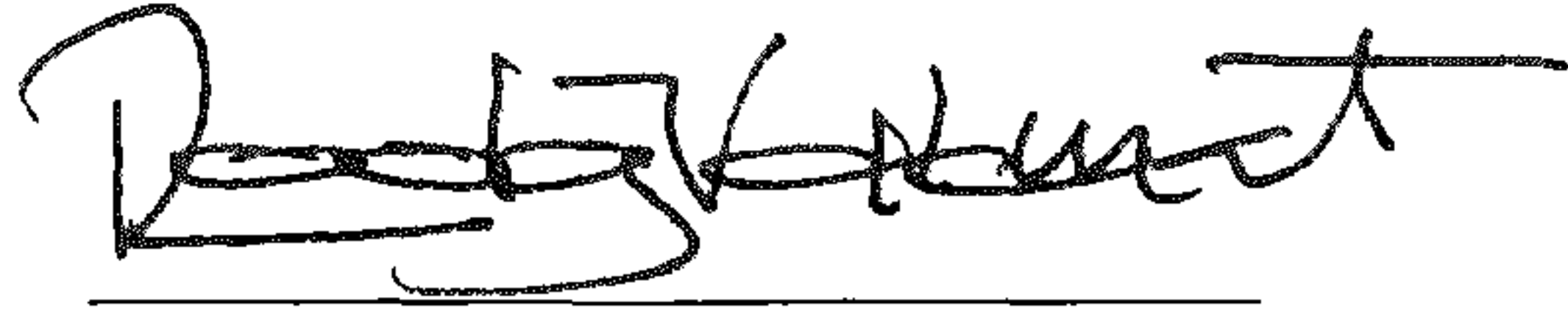
MINING AND MINERAL RIGHTS EXCEPTED.

**\$765,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**


TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her 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 12<sup>th</sup> day of April, 2024



Rodrigo Leonardo Valbuena

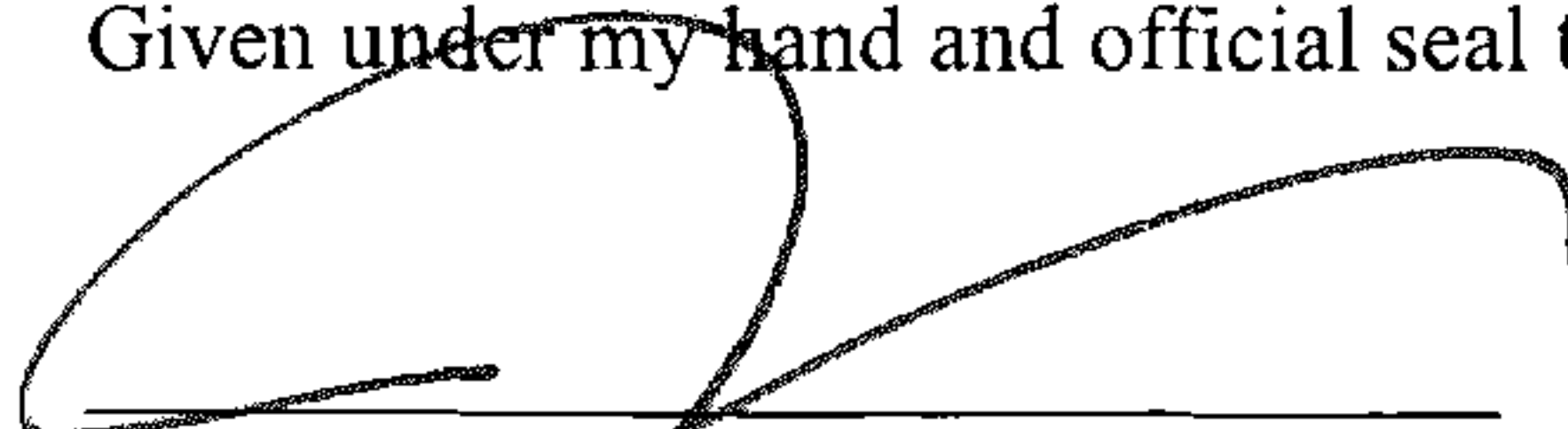


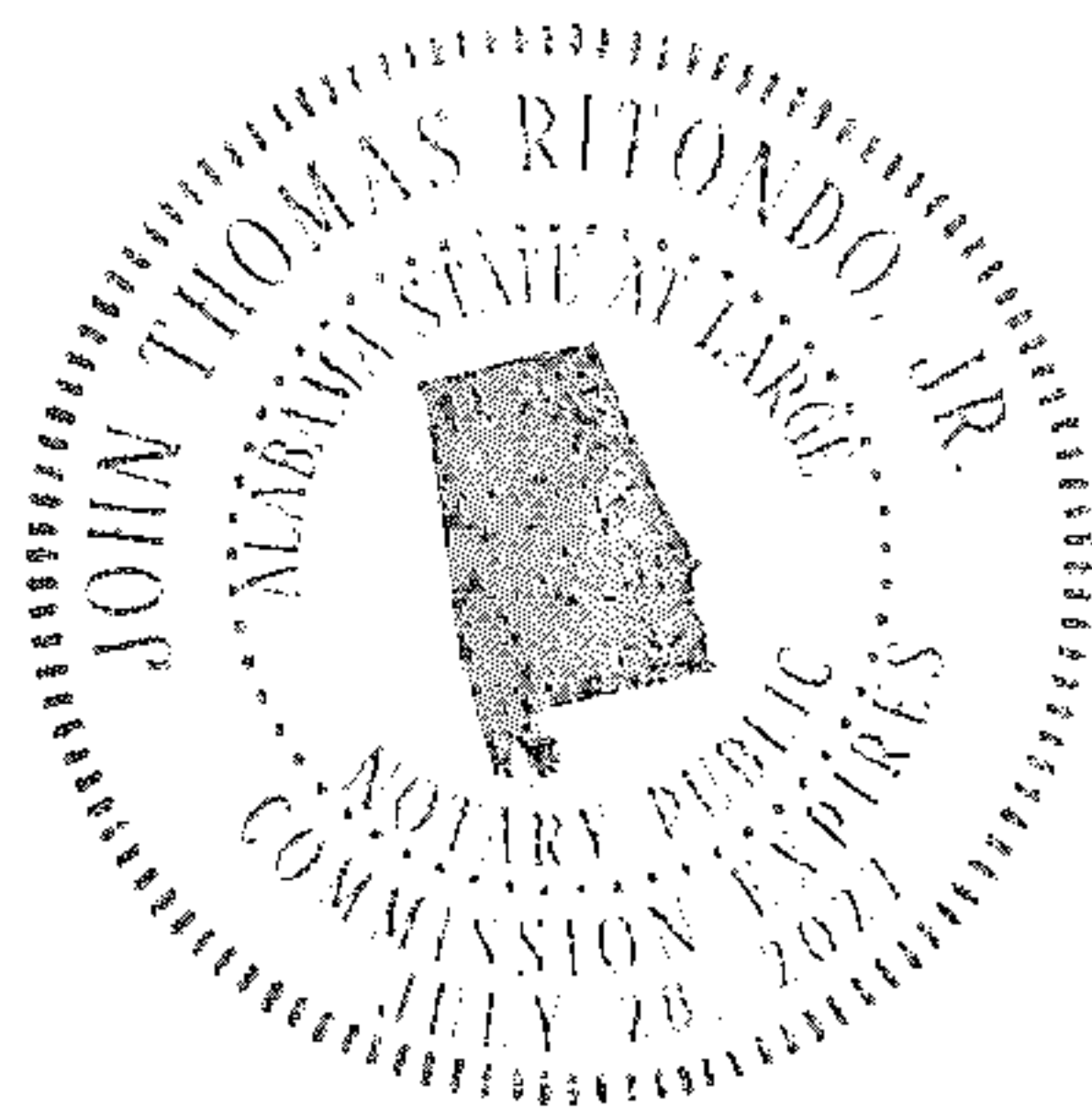
María Del Pilar Valencia Velez

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Rodrigo Leonardo Valbuena and Maria Del Pilar Valencia Velez whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of April, 2024.

  
Notary Public  
My Commission Expires:  
**July 28, 2027**



**EXHIBIT A**

Property 1:

Lot 24, according to the Survey of Southlake First Addition, as recorded in Map Book 14, page 31, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/17/2024 02:19:43 PM**  
**\$163.00 JOANN**  
**20240417000111960**

General Warranty Deed - JTROS (AL)

*Allen S. Bayl*