



20240509000136500 1/4 \$40.00
Shelby Cnty Judge of Probate, AL
05/09/2024 12:58:01 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

**Collin R. Walker, Esq.
The Majors Law Firm
3684 Cahaba Beach Rd
Birmingham, AL 35242**

**Send Tax Notice to:
Sean Zweifel
1542 Timber Dr.
Helena, AL 35080**

GENERAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

)

*\$268,000 being paid
by a Mortgage filed
simultaneously herein*

KNOW ALL MEN BY THESE PRESENTS, that in consideration of other good and valuable consideration and the sum of **Two-Hundred-Sixty-Eight-Thousand-and-00/100-Dollars (\$268,000)**, in hand paid to the undersigned Jonathan David Gomez and Ariel Marie Braswell, not married (GRANTORS), by Sean and Jessica Zweifel, a married couple (GRANTEE) the receipt of which is hereby acknowledged, the said GRANTOR do by these present, grant, bargain, sell, and convey unto GRANTEE the following described real estate, located and situated in the County of Shelby, and State of Alabama, to-wit:

Legal Description: Lot 23, according to the Survey of Timber Park, Phase II, as recorded in Map Book 14, Page 68, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Parcel ID Numbers: **13 8 27 2 001 003.033**

The property being conveyed through this instrument is not the homestead of Grantor.

The property is conveyed subject to the following:

1. All taxes for the year 2024 and subsequent years, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Restrictions appearing of record in Real 307, Page 563 and Real 364, Page 398.
5. Right of way granted to Alabama Power Company recorded in Real 333, Page 122 and Real 377, Page 425.
6. All documents and/or instruments of record.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD Unto the said GRANTEEES, their heirs and assigns, forever; and said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEEES, their heirs and assigns, that GRANTORS is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS has a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 2nd day of

MAY, 2024.


Jonathan David Gomez (Signature)

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan David Gomez, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, executed the same voluntarily on the day the same bears date.



Given under my hand this 2nd, day of MAY 2024.


NOTARY PUBLIC
My commission expires: 05/25/2027



2024050900136500 3/4 \$40.00
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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 2nd day of

May, 2024.

Ariel Marie Braswell

(Signature)

Ariel Marie Braswell

STATE OF Massachusetts)

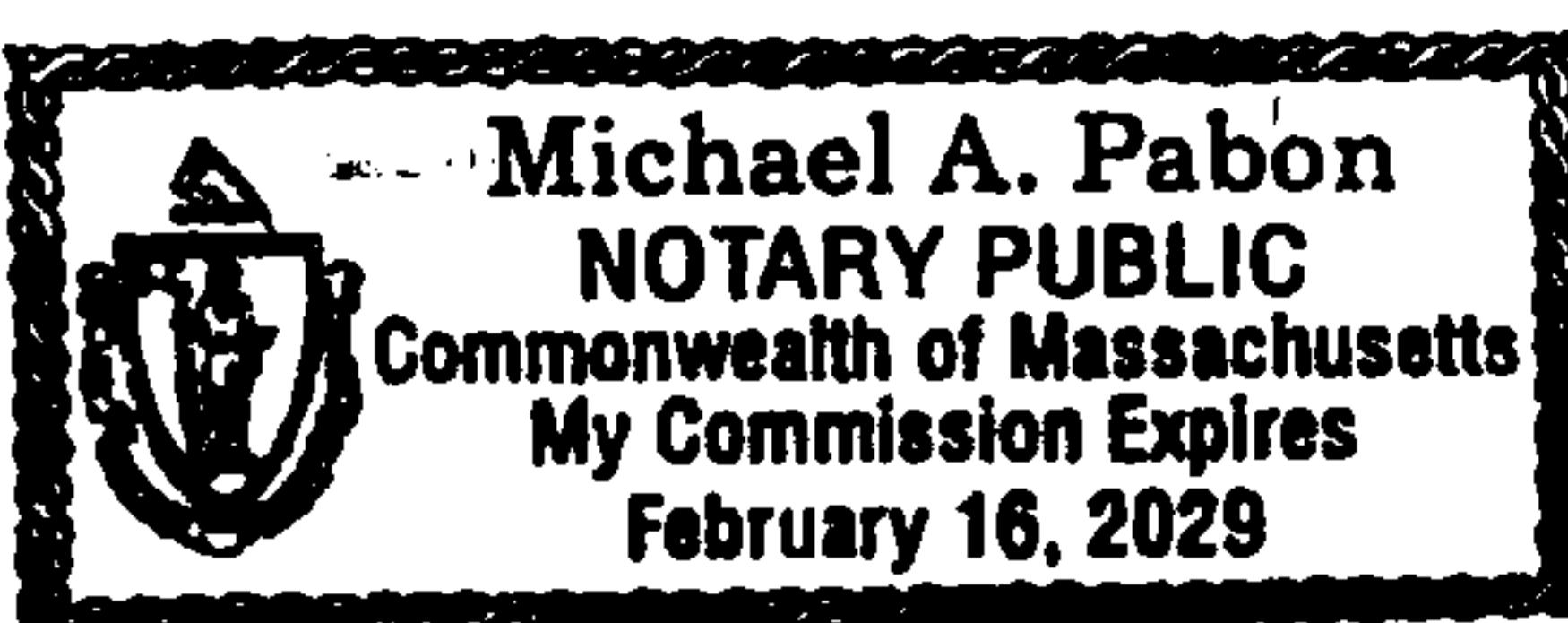
COUNTY OF Hampshire)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ariel Marie Braswell, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd, day of May 2024.

(Seal)

Michael A. Pabon
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires: 2-16-29



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975

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Grantor's Name
Jonathan David Gomez and
Mailing Address

Grantee's Name Sean and Jessica Zweifel
Mailing Address 1542 Timber Dr
Helena, AL 35080

Property Address 1542 Timber Dr
Helena, AL 35080

Date of Sale May 2, 2024
Total Purchase Price \$268,000
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 (b).

Date 6.2.2024

Print ARIEL BRASWELL

Unattested

(verified by)

Sign W. F. Russell

(Grantor/Grantee/Owner/Agent) circle one