

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

Send tax notice to:
Eivo Hernandez-Salas
Consuelo Rivera
1497 King James Dr.
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

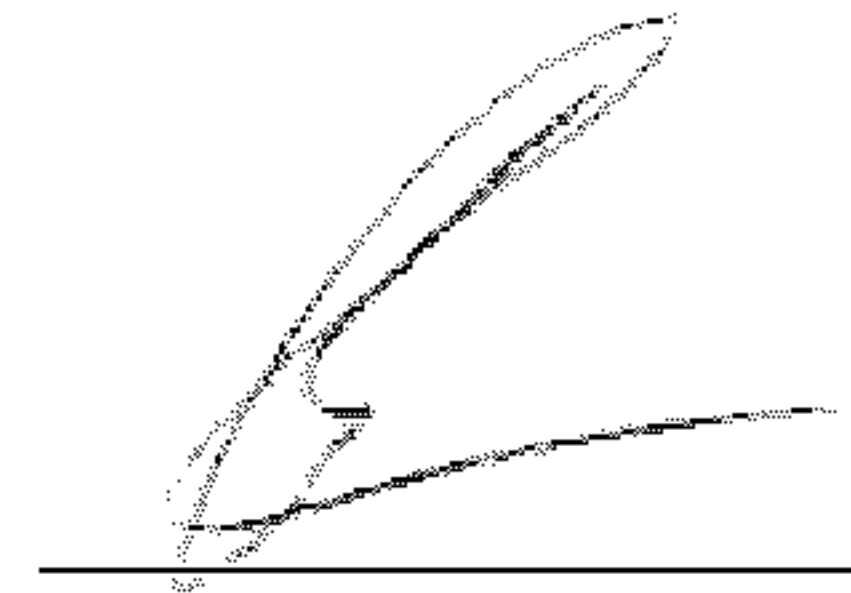
KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, EIVO HERNANDEZ-SALAS and CONSUELO RIVERA, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto EIVO HERNANDEZ-SALAS and CONSUELO RIVERA, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 14, according to the Survey of Royal Place, as recorded in Map Book 17, page 143, Shelby County, Alabama Records.

To have and to hold to said GRANTEES forever.

Dated this the 8th day of May, 2024.



EIVO HERNANDEZ-SALAS



CONSUELO RIVERA

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

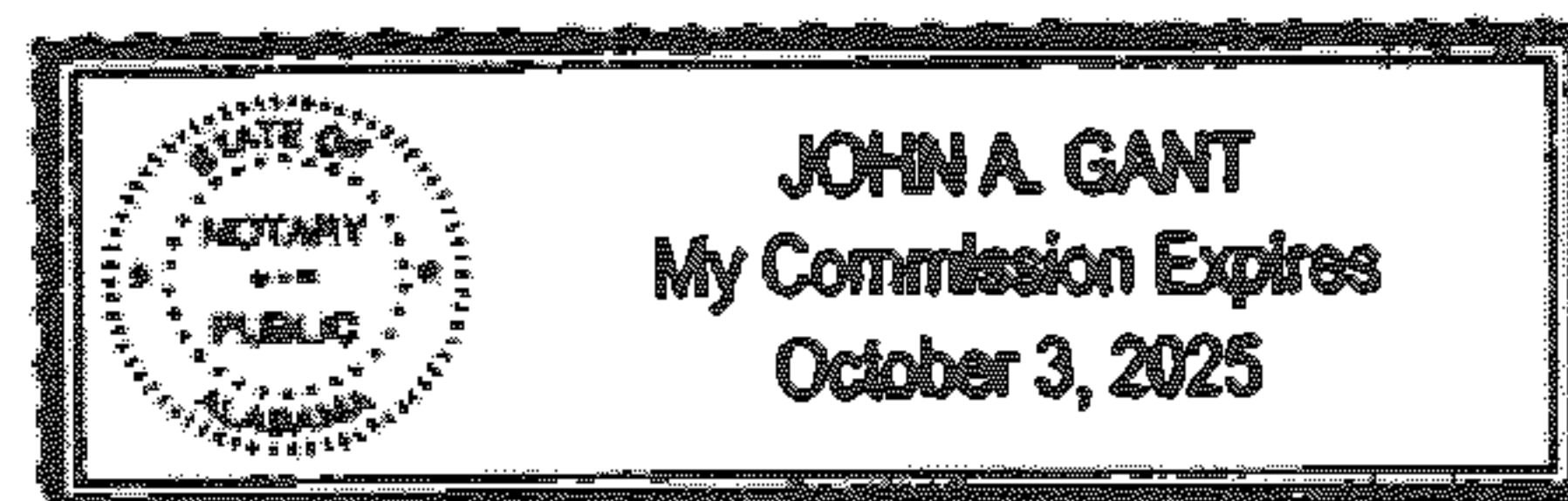
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EIVO HERNANDEZ-SALAS and CONSUELO RIVERA, whose names are signed to the foregoing conveyance and acknowledged before me on this day that being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of May, 2024.



NOTARY PUBLIC:

My commission expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/13/2024 08:59:50 AM
 \$125.50 PAYGE
 20240513000140160

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Eivo Hernandez-Salas & Consuelo Rivera</u>	Grantee's Name	<u>Eivo Hernandez-Salas & Consuelo Rivera</u>
Mailing Address	<u>1497 King James Dr.</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>1497 King James Dr.</u> <u>Alabaster, AL 35007</u>
Property Address	<u>1497 King James Dr.</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>5/8/2024</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		1/2 Assessor's Market Value	\$ <u>97,500.00 **</u>

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 ** Deed is being recorded to add
 Eivo Hernandez-Salas to title. Consideration
 is one-half the tax value of \$195,000.00.

* 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 5/8/2024

Print John A. Gant

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