

Value = \$426,700.00 / Tax: \$427.00 / 3 pages: \$9.00/
Filing stamp: \$3.00/ Index fee: \$ 10.00/ Total: \$449.00

20240530000160220 1/3 \$455.00
Shelby Cnty Judge of Probate, AL
05/30/2024 11:53:32 AM FILED/CERT

SEND TAX NOTICE TO:
BRAULIO LAGE, as Trustee of the
2024 BRAULIO LAGE Revocable Trust
1212 Hunters Gate Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 28th day of May, 2024, by BRAULIO LAGE, an unmarried man, (hereinafter referred to as the "Grantor"), to BRAULIO LAGE, as Trustee of the 2024 BRAULIO LAGE REVOCABLE TRUST (hereinafter referred to as the "Grantee").

WHEREAS, on September 15, 2014, the real property described herein was conveyed by Statutory Warranty Deed by D. R. Horton, Inc. to BRAULIO LAGE, and such deed was recorded on September 18, 2014 with the Probate Court of Shelby County, Alabama, Instrument Number 20140918000293580;

WHEREAS, the Grantor desires through this conveyance to transfer the interest in the real property described herein to Grantee.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 0/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the Grantor's interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Hunters Gate as recorded in Map Book 43, page 131, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. This conveyance is made subject to any and all easements, building lines, restrictions, and rights-of-way appearing of record in the aforesaid Probate Office and affecting the Subject Property.

Subject to ad valorem taxes for the current year.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantee, and to the Grantee's successors, executors, administrators, and assigns forever.

Shelby County, AL 05/30/2024
State of Alabama
Deed Tax:\$427.00

146079 240228



20240530000160220 2/3 \$455.00
Shelby Cnty Judge of Probate, AL
05/30/2024 11:53:32 AM FILED/CERT

And said Grantor hereby covenants and agrees with said Grantee, its heirs, executors, administrators and assigns, that he will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantee, BRAULIO LAGE, as Trustee of the 2024 BRAULIO LAGE REVOCABLE TRUST.

THE SUBJECT PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this 28 day of MAY, 2024.

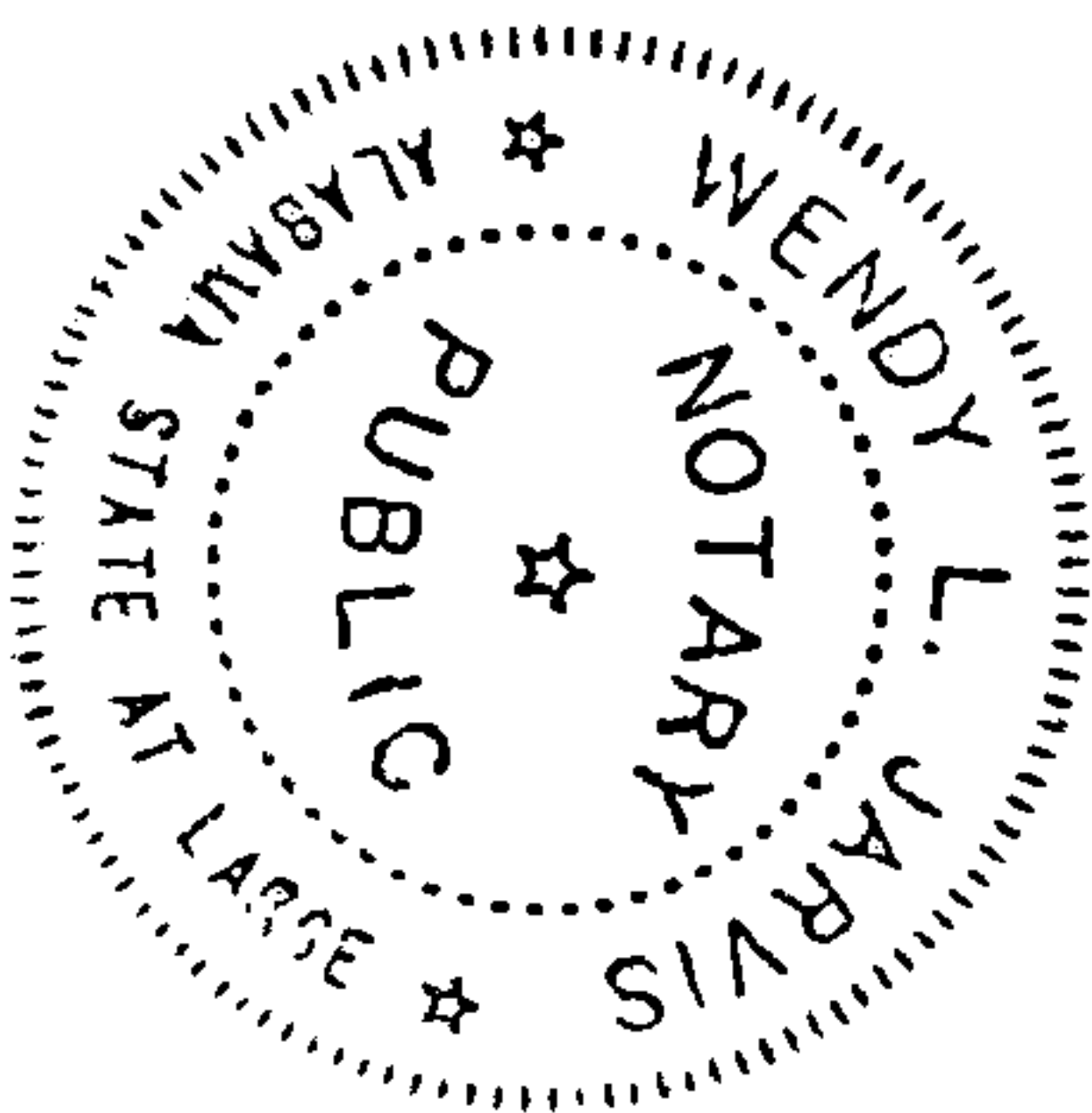
Braulio Lage
BRAULIO LAGE

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that BRAULIO LAGE, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of May, 2024.



Wendy L. Jarvis
Notary Public
My Commission Expires: 9/15/25

THIS INSTRUMENT PREPARED (WITHOUT THE BENEFIT OF A TITLE SEARCH BY):

Nancy C. Hughes
Hughes & Scalise, PC
880 Montclair Road, Suite 325
Birmingham, AL 35213
(205) 871-0300
nhughes@hughescalise.com

Real Estate Sales Validation Form

20240530000160220 3/3 \$455.00
Shelby Cnty Judge of Probate, AL
05/30/2024 11:53:32 AM FILED/CERT

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

Grantor's Name Braulio Lage
Mailing Address 1212 Hunters Gate Drive
Birmingham, Alabama 35242

Grantee's Name Braulio Lage, Trustee of the 2024
Mailing Address Braulio Lage Revocable Trust
1212 Hunters Gate Drive
Birmingham, Alabama 35242

Property Address 1212 Hunters Gate Drive
Birmingham, Alabama 35242

Date of Sale 05/28/2024
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$426,700.00

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
X Other Tax Assessor's Records

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 05/28/2024

Print Braulio Lage

Unattested (verified by)

Sign Braulio Lage (Grantor/Grantee/Owner/Agent) circle one