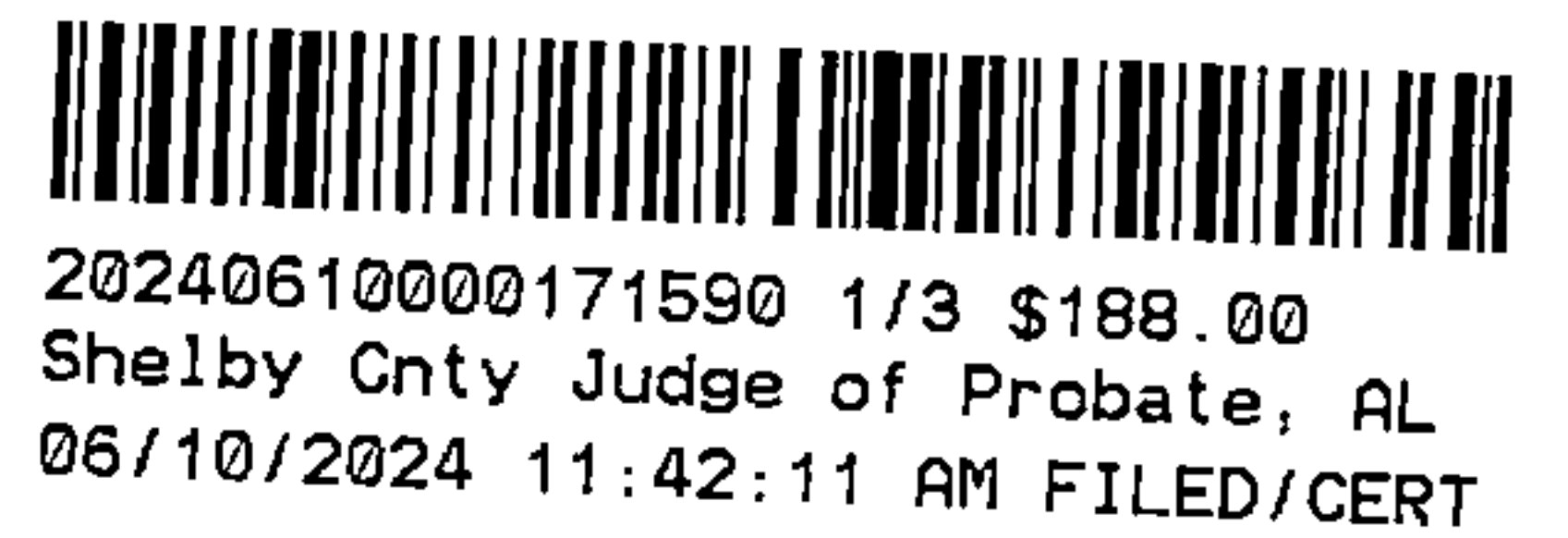


This deed was prepared without benefit of title examination or survey.



THIS INSTRUMENT WAS PREPARED BY:
DANNY C. LOCKHART, ATTORNEY AT LAW
1129 FORESTDALE BLVD.
BIRMINGHAM, AL. 35214

SEND TAX NOTICE TO:
Jesus Climaco Aldama
515 Laurel Woods Trail
Helena, AL 35080

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY

That in consideration of **One hundred sixty thousand and no/100 Dollars** to the undersigned Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged I, **Miguel A. Carbajal**, a married man (herein referred to as GRANTOR), do grant, bargain, sell and convey unto **Jesus Climaco Aldama** and **Flor Leticia Hernandez Mora** (herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 105, according to the survey of Laural Woods Phase III, as recorded in Map Book 17, Page 96, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2024.
2. Easements, exceptions, reservations and restrictions of record, if any.

Subject property is not the homestead of the grantor or his spouse.

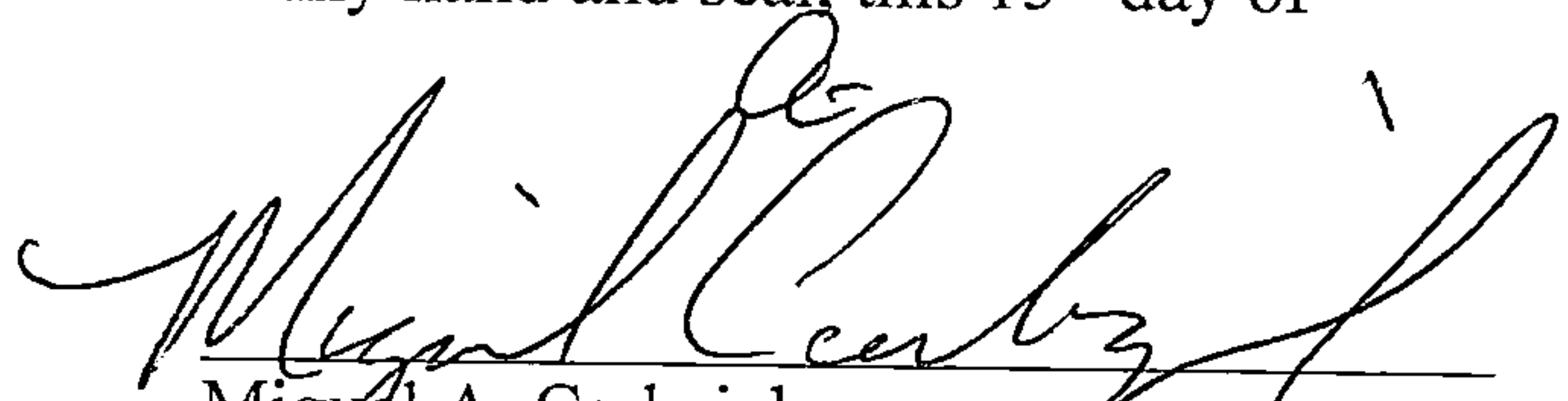
TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship.

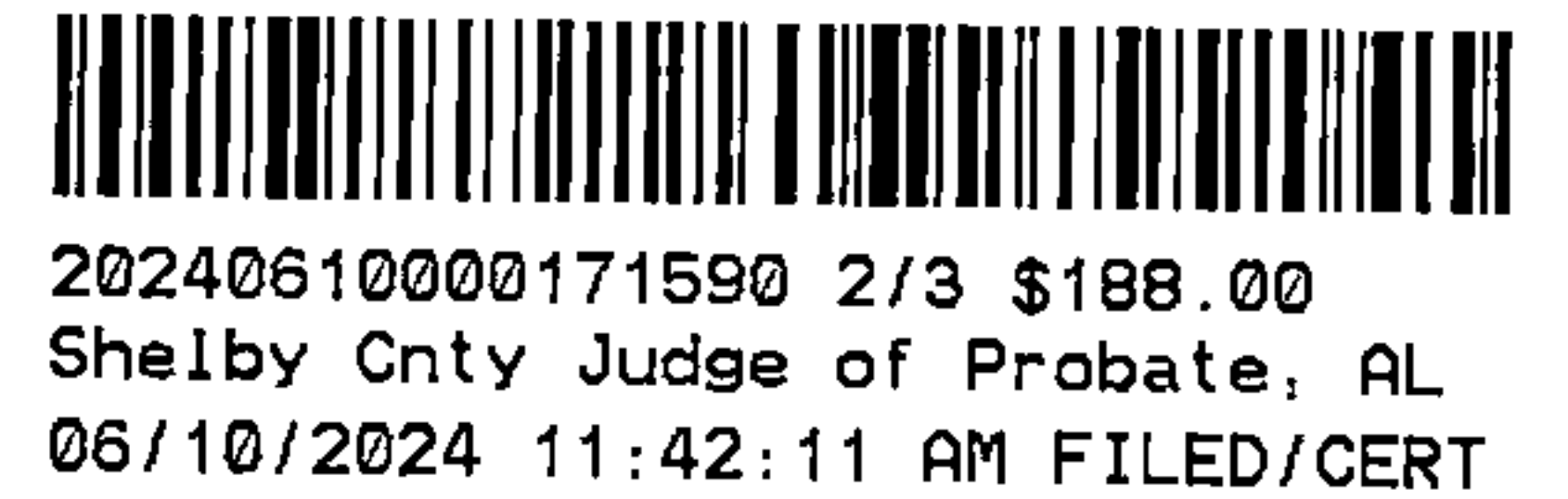
And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, forever, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I

Shelby County, AL 06/10/2024
State of Alabama
Deed Tax:\$160.00

have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this 15th day of May, 2024.


Miguel A. Carbajal

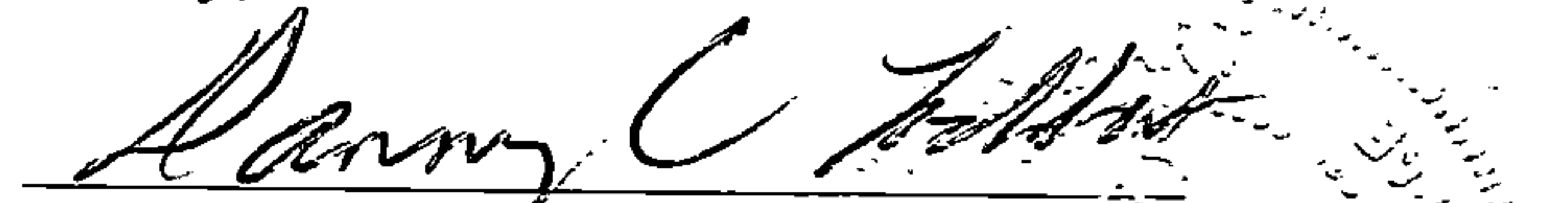
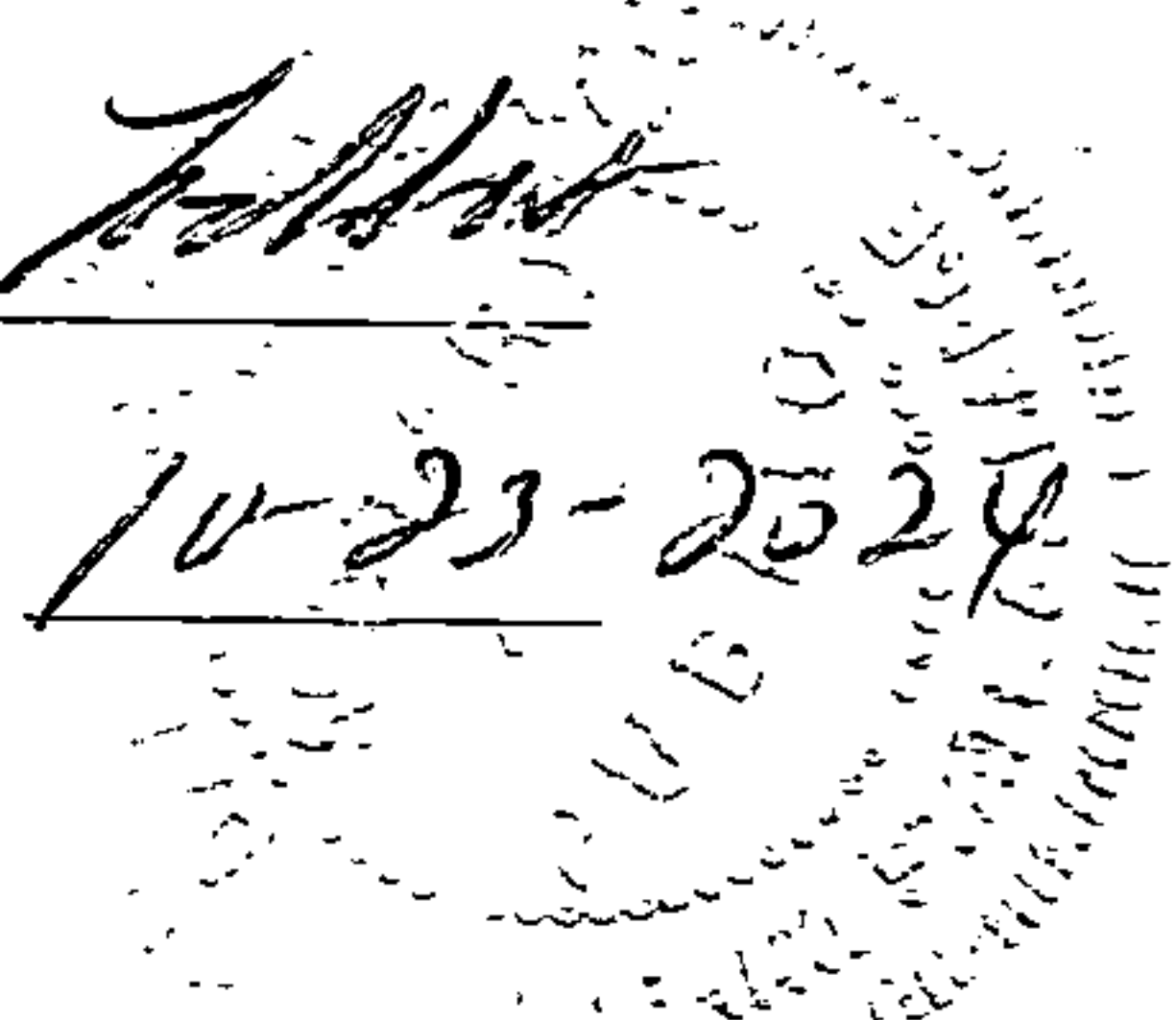


STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Miguel A. Carbajal** 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 15th day of May, 2024.


Notary Public
My commission expires: 10-23-2024


Real Estate Sales Validation Form

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

Grantor's Name Miguel A. Carbajal
Mailing Address 836 Mountain Branch Dr.
Vestavia Hills, AL 35226

Grantee's Name Jesus Climaco Aldama
Mailing Address 515 Laurel Woods Trail
Helena, AL 35080

Property Address 515 Laurel Woods Trail
Helena, AL 35080

Date of Sale 5-15-24

Total Purchase Price \$ 160,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



20240610000171590 3/3 \$188.00
Shelby Cnty Judge of Probate, AL
06/10/2024 11:42:11 AM FILED/CERT

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 (h).

Date 5-15-24

Print Miguel A. Carbajal

☐ Unattested

Sign

(verified by)

☒ Grantor ☐ Grantee/Owner/Agent circle one

Form RT-1