

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2024119

Send Tax Notice To: Dulce Luz Huerta
Miguel Angel Ortiz Martinez
AL

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thirty Five Thousand Dollars and No Cents (\$235,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Rebecca Sue Junkins, an unmarried woman, whose mailing address is AL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dulce Luz Huerta, a married woman and Miguel Angel Ortiz Martinez, a married man, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1968 Gallant Fox Drive, Helena, AL 35080**; to wit;

LOT 31 ACCORDING TO THE SURVEY OF DEARING DOWNS, NINTH ADDITION, PHASE II AS RECORDED IN MAP BOOK 15, PAGE 10, AS RECORDED IS THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

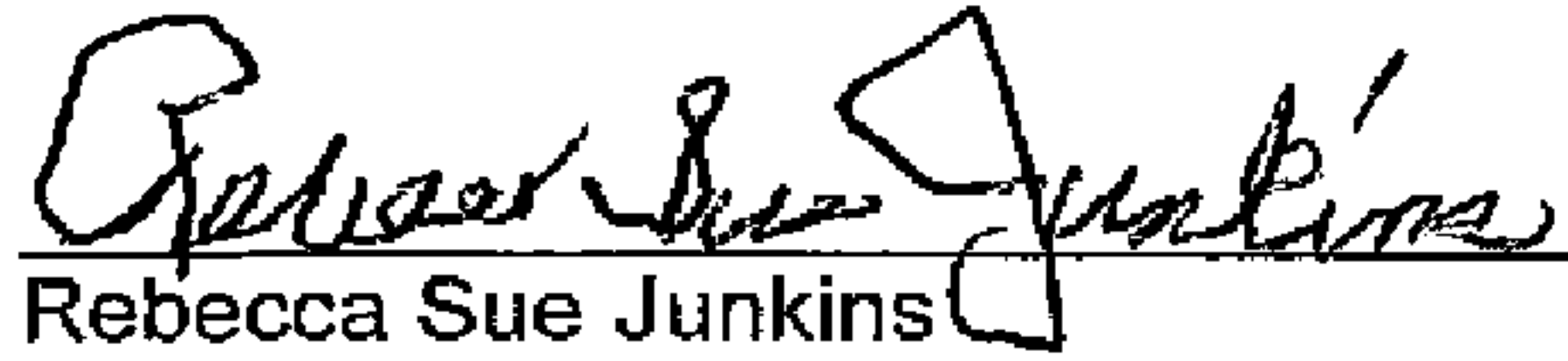
- 1. Those taxes and special assessments, which become due and payable.**
- 2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.**
- 3. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
- 4. Any encroachment, encumbrance, violation, variation or adverse circumstance, including boundary line disputes, affecting the Title that would be disclosed by an accurate and complete land survey of the Land.**
- 5. Easements or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the Public Records.**
- 6. Rights or claims of parties in possession not shown by Public Records.**
- 7. Subject to existing easements, restrictions, set-back lines, rights of way, limitations if any, of record.**

\$199,750.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the .

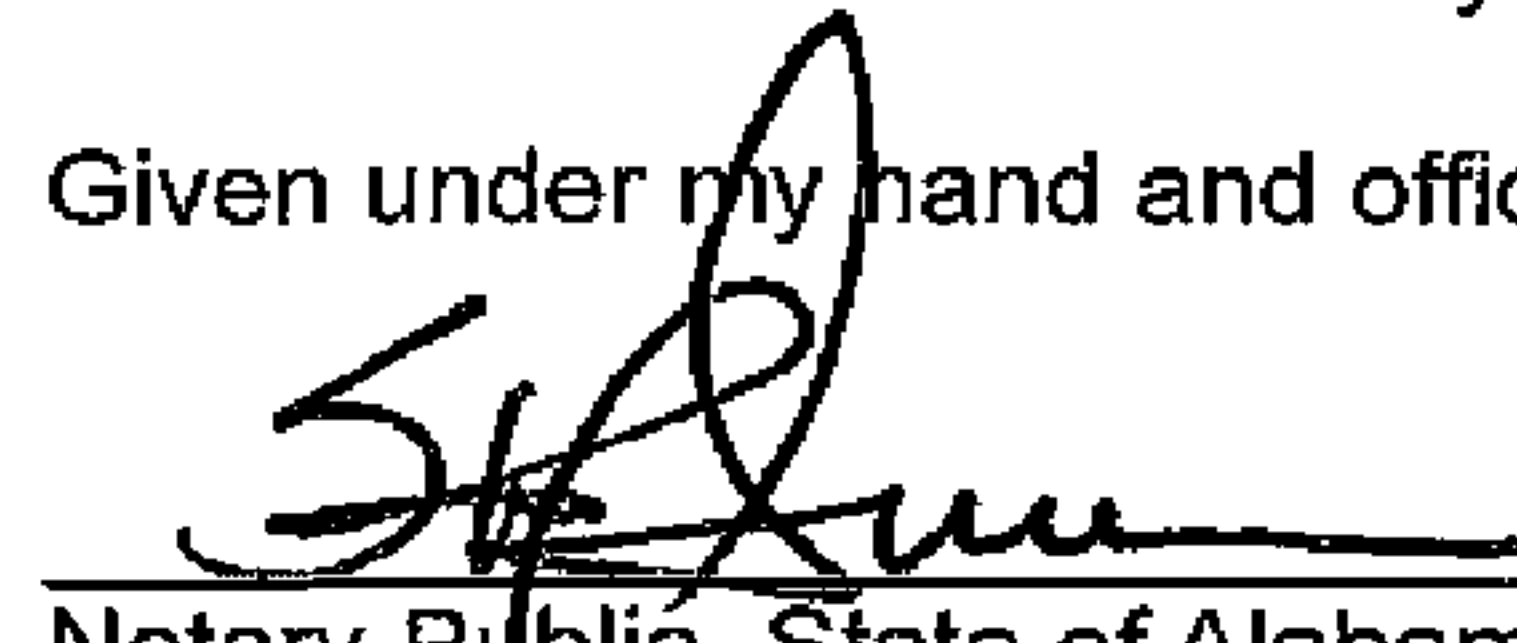

Rebecca Sue Junkins

State of Alabama

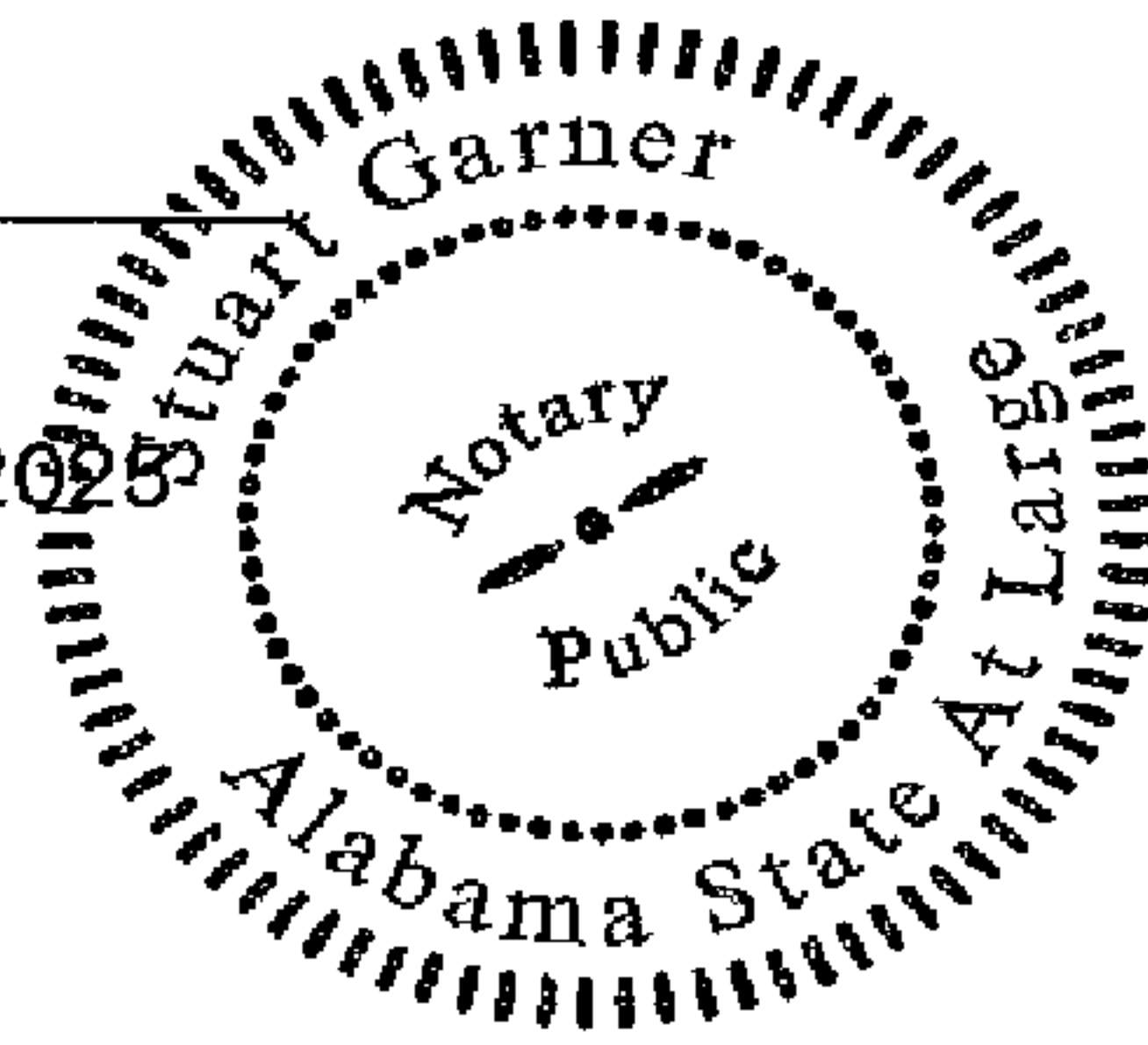
County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Rebecca Sue Junkins, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of June, 2024.


Notary Public, State of Alabama
Stuart J. Garner

My Commission Expires: August 19, 2025





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/17/2024 12:26:36 PM
 \$63.50 JOANN
 20240617000180250

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Rebecca Sue Junkins
458 Oxford Way
 Mailing Address Prichard, AL 39241

Grantee's Name Dulce Luz Huerta
Miguel Angel Ortiz Martinez
 Mailing Address 1968 Gallant Fox Drive
Helena, AL 35080

Property Address 1968 Gallant Fox Drive
Helena, AL 35080

Date of Sale June 17, 2024
 Total Purchase Price \$235,000.00
 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
 ☐ Appraisal
☐ Sales Contract
 ☐ Other
☐ Closing Statement

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 of 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 June 14, 2024

Print Rebecca Sue Junkins

Unattested

Rebecca Sue Junkins
 (verified by)

Sign *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one