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08/08/2024 01:41:05 PM
DEEDS 1/3

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
Jonathan Kentros
4995 Heather Point
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE MILLION THREE HUNDRED TWENTY THOUSAND AND 00/100 ($1,320,000.00), and other good and valuable consideration in hand paid to Nicholas R. Mendez and Laurie H. Mendez, a married couple (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Jonathan Kentros (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, Block 1, according to the Amended Map of Heather Point the Second Addition to Kerry Downs, as recorded in Map Book 10, Page 87, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

$0.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 5th day of August, 2024.

Nicholas R. Mendez

Laurie H. Mendez

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Nicholas R Mendez and Laurie H Mendez whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August, 2024.

Notary Public
My Commission Expires: 4/2/28

SHANNON CRULL
COMMISSION EXPIRES
NOTARY
PUBLIC
APRIL 02, 2028
ALABAMA STATE AT LARGE

Real Estate Sales Validation Form

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

Grantor's Name	Nicholas R. Mendez and Laurie H. Mendez	Grantee's Name	Jonathan Kentros
Mailing Address	210 Tensaw Fairhope, AL 36532	Mailing Address	4985 Heather Point Birmingham, AL 35242
Property Address	4985 Heather Point Birmingham, AL 35242	Date of Sale	August 5, 2024
		Total Purchase Price	$1,320,000.00
		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
✓ 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 8/5/24 Print Shannon Crull

_____ Unattested _____ (verified by) Sign _____ (Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/08/2024 01:41:05 PM
$1348.00 BRITTANI
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Form RT-1