



20240820000259970 1/3 \$46.00
 Shelby Cnty Judge of Probate, AL
 08/20/2024 11:18:23 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East Suite 160 Birmingham, AL 35223	Send Tax Notice To: Hugo Alberto Lopez Serrano and Ann Jennifer Itsmenia Vasquez Moz 209 Park View Circle Chelsea, AL 35043
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STATE OF ALABAMA)
 COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Fifty Five Thousand and No/100 Dollars, (\$355,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Mike J. Tempel and wife, Carrie E. Tempel** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Hugo Alberto Lopez Serrano and Ann Jennifer Itsmenia Vazquez Moz**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 1551, according to the Plat of Chelsea Park 15th Sector, as recorded in Map Book 50, Page 62A & 62B, in the Probate Office of Shelby County, Alabama

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record in Instrument No. 20041014000566950 and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector, filed for record as Instrument No. 20061229000634370 and Supplementary Declaration of Covenants Conditions and Restrictions for Chelsea Park 7th Sector, as recorded in 20151230000442850, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Shelby County, AL 08/20/2024
 State of Alabama
 Deed Tax: \$18.00

Subject To:

Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$337,250.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEE'S heirs and assigns, that GRANTOR'S are lawfully seized in fee



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hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 28th day of May, 2024.

Witness

Mike J. Tempel

Witness

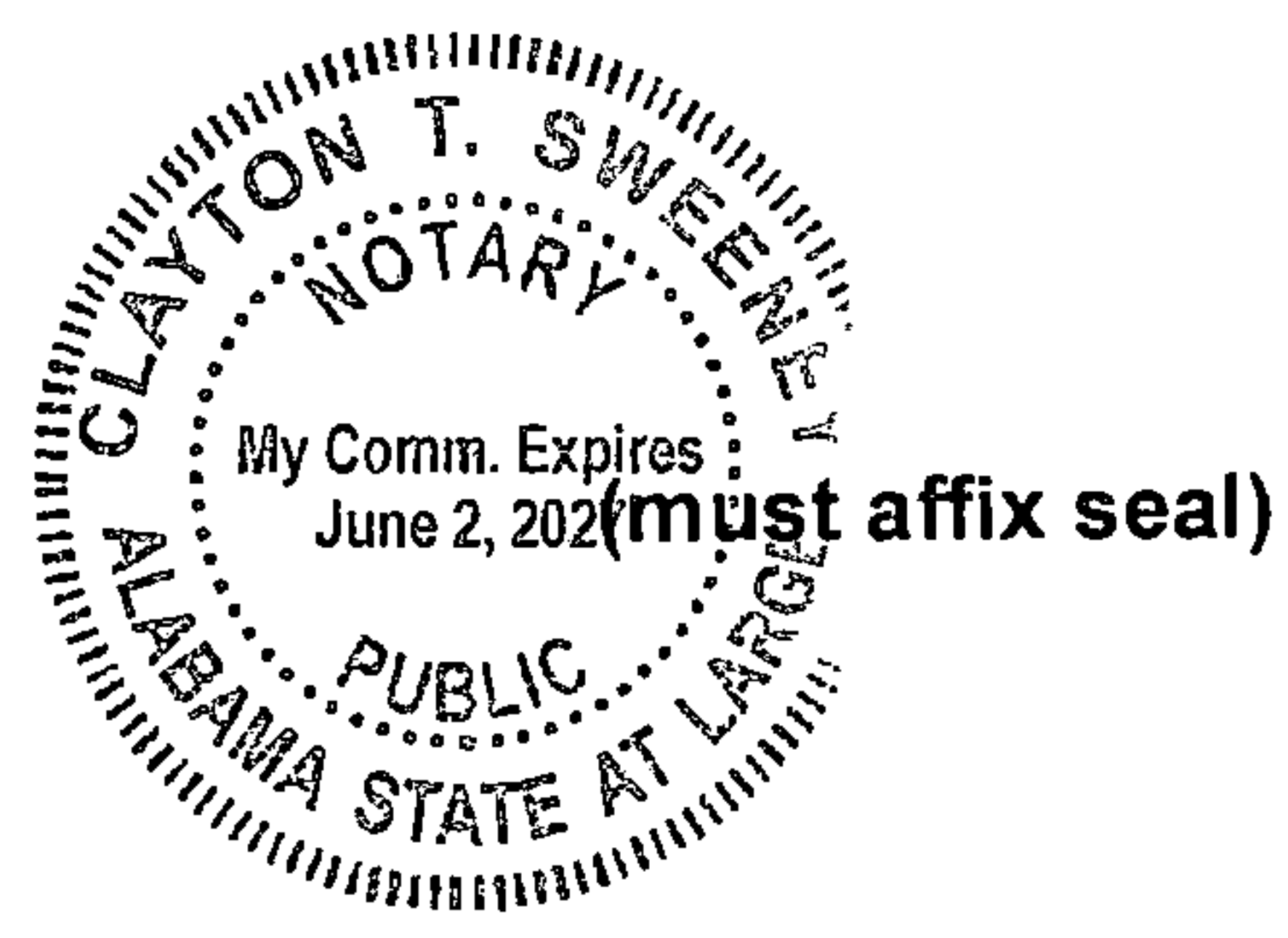
Carrie E. Tempel

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mike J. Tempel, a married man, 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 6-2-2027

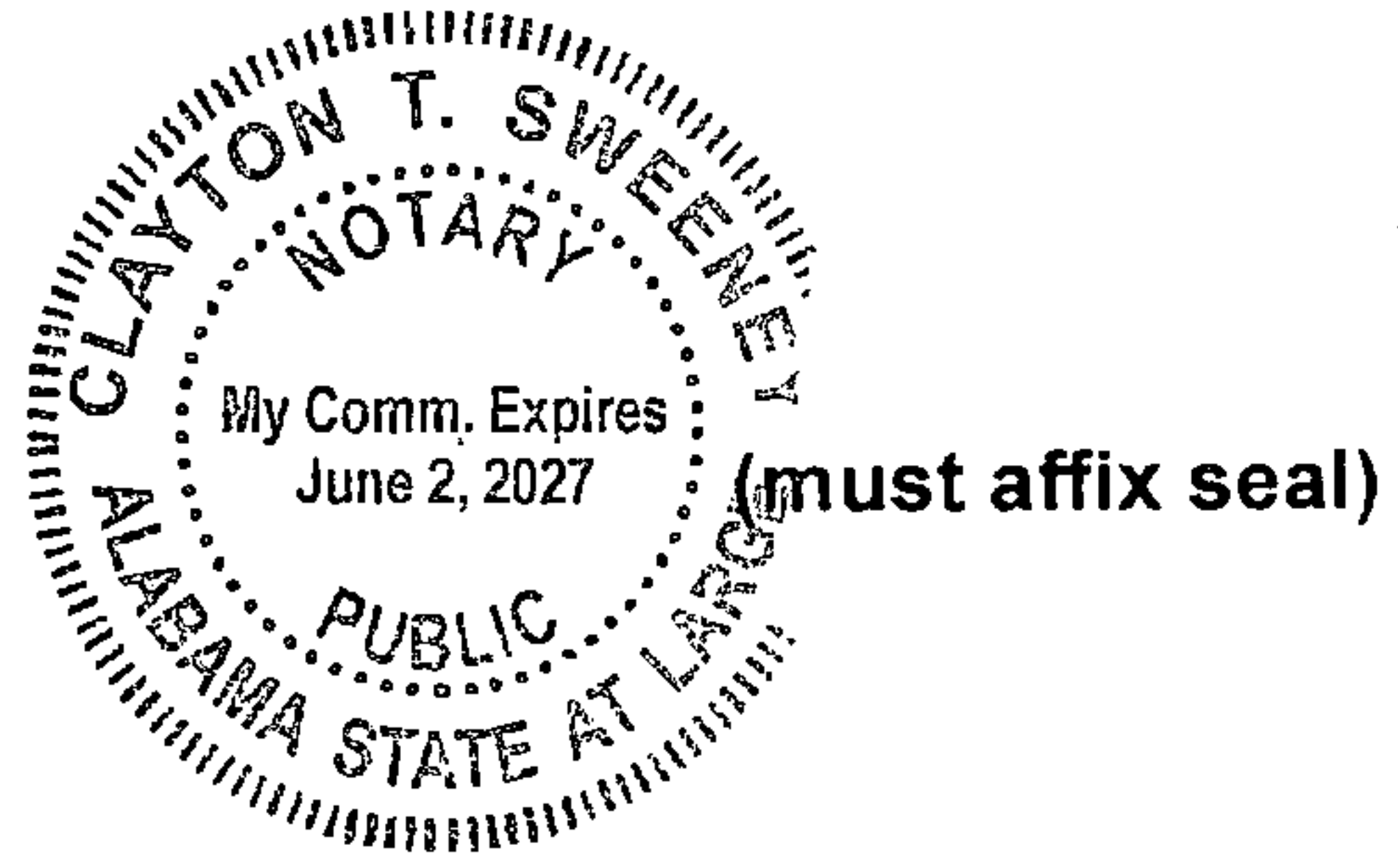


STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Carrie E. Tempel, a married woman, 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 6-2-2027



Real Estate Sales Validation Form

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

Grantor's Name Mike J. Tempel and Carrie E. Tempel
Mailing Address 800 Hingham Street, Ste 101N Rockland, MA 02370
Property Address 209 Park View Circle Chelsea, AL 35043

Grantee's Name Hugo Alberto Lopez Serrano Ann Jennifer Itsmenia Vasquez Moz
Mailing Address 209 Park View Circle Chelsea, AL 35043
Date of Sale August 15, 2024

Total Purchase Price \$ 355,000.00
or _____
Actual Value \$ _____
or _____
Assessor's Market Value \$ _____



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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 _____

Print Mike J. Tempel and Carrie E. Tempel

Unattested

(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one