

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of Shelby
Presents:

Send Tax Notice To:
VICTOR HUGO TADEO NEGRETE and NELLY ARLET OROZCO
CRUZ
1028 HIGHLAND LAKES TRACE, BIRMINGHAM AL 35242

THAT IN CONSIDERATION OF SIX HUNDRED SIXTY TWO THOUSAND AND 00/100
(\$662,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt
whereof is acknowledged, we, G DUWANE HOOPER and MYRA L. HOOPER, A MARRIED COUPLE
(herein referred to as grantors) do grant, bargain, sell and convey unto VICTOR HUGO TADEO
NEGRETE, and NELLY ARLET OROZCO CRUZ (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 528; according to the Survey of Highland Lakes, 5th Sector, Phase II,, as recorded in Map Book 19, page 3 A & B, in
the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the
declaration of Easements and Master Protective covenants for Highland Lakes, a Residential Subdivision recorded as
Instrument #1994-0711 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions
and Restrictions for Highland Lakes, a Residential Subdivision, 5th Sector, Phase II as recorded as Instrument 1994-
31018 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter
collectively referred to as, the "Declaration").

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

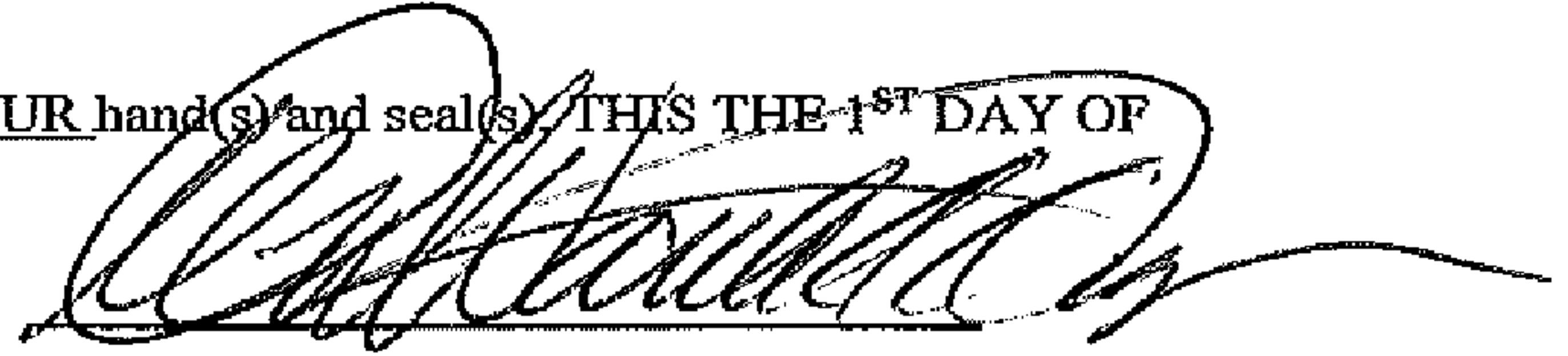
\$140,000.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR TITLE
POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF TITLE BY
THE PREPARER HEREOF.

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and
assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby
created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein
survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not
survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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
persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s) THIS THE 1ST DAY OF
OCTOBER 2024

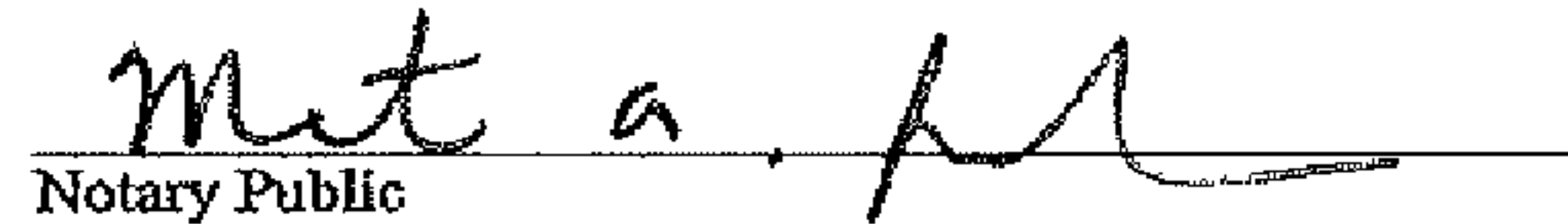

G DUWANE HOOPER

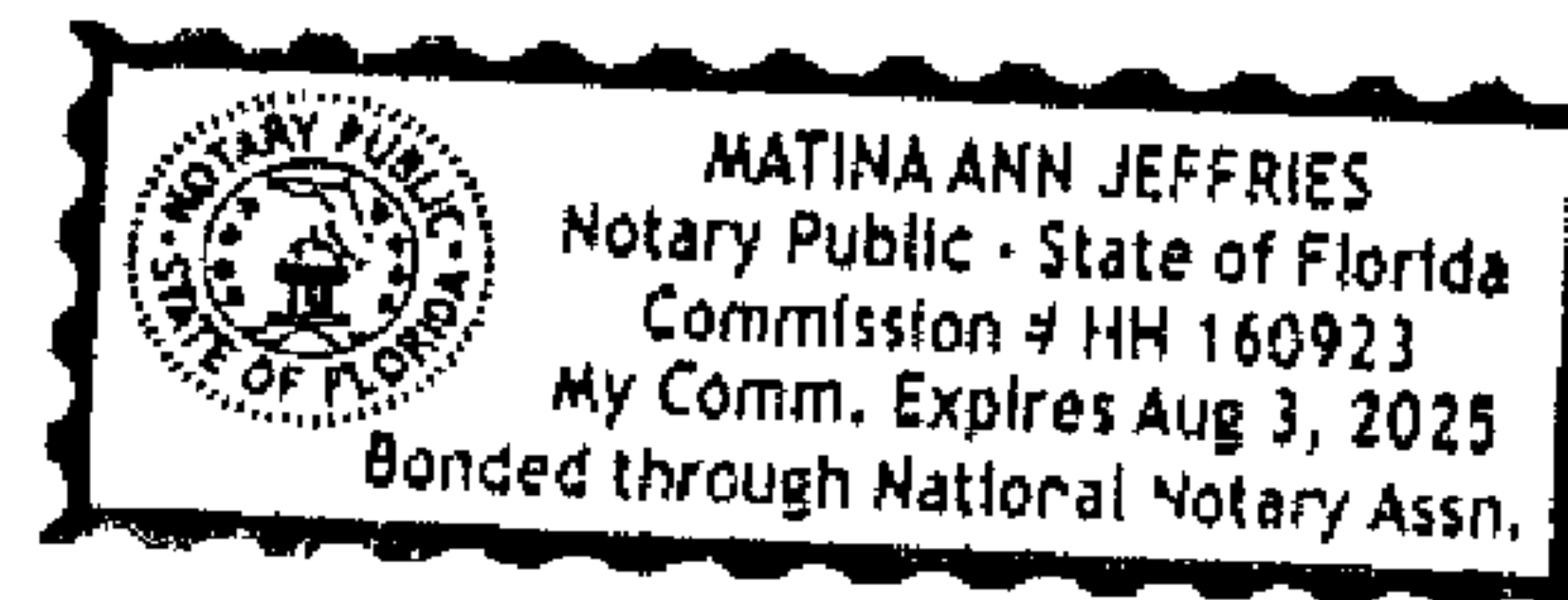

MYRA L. HOOPER

STATE OF FLORIDA
COUNTY OF OKALOOSA

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that G DUWANE
HOOPER AND MYRA L. HOOPER whose names 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,
they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this the 1st day of October, 2024

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1320 Alford Ave Ste 102
Birmingham, AL 35226


Notary Public
My Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	G DUWANE HOOPER and MYRA L. HOOPER	Grantee's Name	VICTOR HUGO TADEO NEGRETE AND NELLY ARLET OROZCO CRUZ
Mailing Address	1028 Highland Lakes Tree Birmingham, AL 35242		1028 HIGHLAND LAKES TRACE, BIRMINGHAM AL 35242
Property Address	1028 Highland Lakes Tree Birmingham, AL 35242	Date of Sale	October 1, 2024
		Total Purchase Price	\$662,000.00
		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 to
 X 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 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 (b).

Date: 10/01/2024

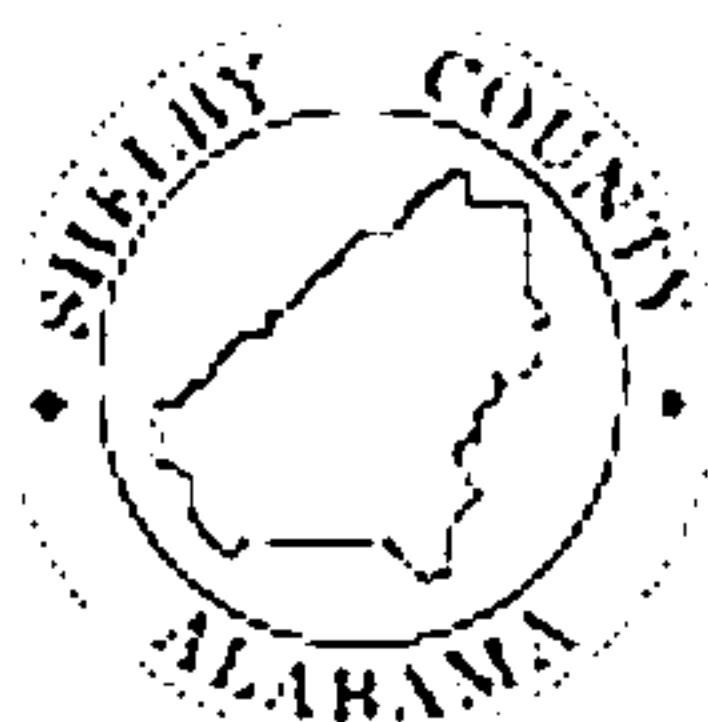
(verified by)

Print ~~G DWANE HOOVER~~

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2024 08:00:59 AM
\$550.00 BRITTANI
20241008000314630

Alli S. Bayal