This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To: Saul Alvarez Mata 928 Willow Bend Rd Pelham, AL35124

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$280,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

Andrew Doelman and Joanne Doelman, a married couple, and Shue F. Doelman, an unmarried individual

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

Saul Alvarez Mata

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, Block 2, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$185,185.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 8th day of November, 2024.

Andrew Doelman

Jøanne Doelman

Shue F. Doelman

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Doelman and Joanne Doelman and Shue F. Doelman, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, 2024.

Notary Public

My Commission Expires:

MATTHEW T KIDD

My Commission Expires

October 20, 2026

Real Estate Sales Validation Form

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

Grantor's Name Andrew Doelman and Shue F. Doeln	nan Grantee's Name Mailing Address	Saul Alvarez Mata 928 Willow Bend Rd
Mailing Address <u>2412 Mahasha Drive</u> Birmingham, AL. 35124	ividining i tudi obo	Pelham, AL 35124
Property Address <u>928 Willow Bend Rd</u> <u>Pelham, AL 35124</u>	Date of Sale Total Purchase Pric Or Actual Value	11 / 8 /2024 ce \$\$280,000.00
	Or	Ψ
	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:	
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 further understand that any false statements claimed on Code of Alabama 1975 § 40-22-1 (h).		
Date: 11 / 8 /2024	Print: Many	a pullan
Unattested	Sign Som	man frank
v Chanested (verified by)	Grantor/Gra	intee/ Owner/Agent) circle one
Filed and Recorded		
Official Public Records Judge of Probate, Shelby County Alabama, C	~~~~ / ~~	Form RT-1
Judge of Probate, Shelby County Alabama, C	ounty	

Clerk
Shelby County, AL
11/12/2024 08:05:51 AM
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