

Prepared by:
Hill, Gossett, & Kemp
2603 Moody Parkway #200
Moody, AL 35004
File No.: 2024-188

Send Tax Notice To:
Madelane Cervantes and Juan Cervantes
3083 Simms Landing
Pelham AL 35124

GENERAL WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of St. Clair

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FOUR HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$455,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, LaToya Hagler a single lady, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Madelane Cervantes and Juan Cervantes, wife and husband (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, AL to-wit:

Lot 116, according to the Final Plat Simms Landing Phase 1B as recorded in Map Book 53, pages 37A & 37B in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$275,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEES, their heirs, executors, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

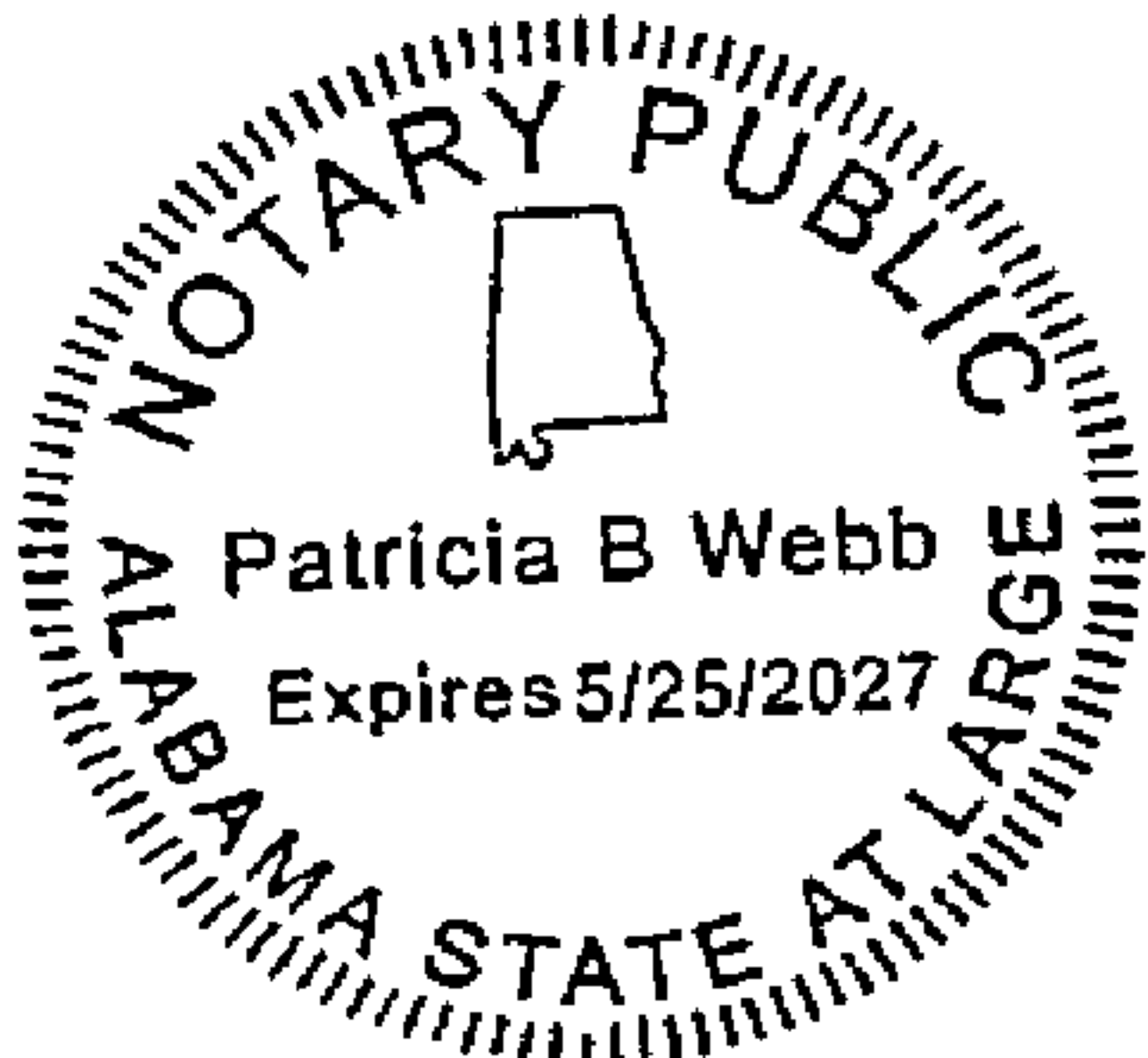
IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 18 day of November, 2024.

LaToya Hagler

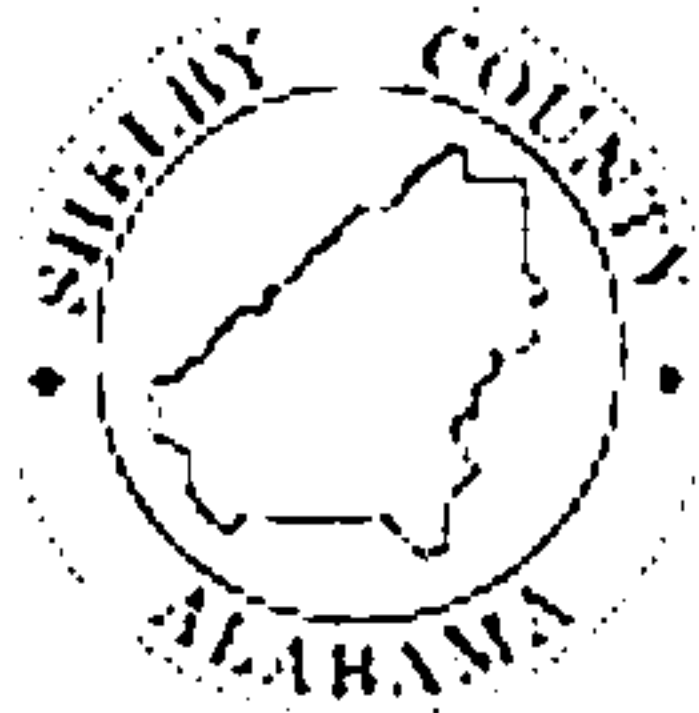
State of Alabama
County of St. Clair

I, Patricia B Webb, a Notary Public in and for said County in said State, hereby certify that LaToya Hagler 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 for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this the 18 day of November, 2024.



Notary Public: [Signature]
My Commission Expires: 5-25, 2027



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/19/2024 09:41:00 AM
 \$205.00 JOANN
 20241119000358190

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name LaToya Hagler
 Mailing Address 3083 Simms Landing
Pelham, AL 35124

Grantee's Name Madelane Cervantes and Juan
Cervantes
 Mailing Address 3083 Simms Landing
Pelham, AL 35124

Property Address 3083 Simms Landing
Pelham, AL 35124

Date of Sale 11/18/24
 Total Purchase Price \$455,000.00
 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

☐ Appraisal
☐ 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 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 11-18-24 Print: LaToya Hagler

☐ Unattested

(verified by)

Sign

LaToya Hagler
 (Grantor/Grantee/ Owner/Agent) circle one