

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
ANA BERTHA ZAMORA and ROGELIO TORRIJOS
406 KING VALLEY CIRCLE
PELHAM, ALABAMA 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Johnathan W. Tibbals (aka John Tibbals) as Personal Representative and devisee and Mary Tibbals as devisee of the Estate of Roy Clifton Lambert, deceased, Probate Case No. 2024-001181, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto ANA BERTHA ZAMORA and ROGELIO TORRIJOS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot No. 4, in Ira King's Subdivision, according to Map recorded in Map Book 5, Page 74, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2025, which are a lien but not yet due and payable until October 1, 2025.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 5 Page 74 in the Probate Office.
3. A 35 foot building setback line from King Valley Circle as recorded in Map Book 5 Page 74 in the Probate Office.
4. A 10 foot easement along the Easterly side of lot as recorded in Map Book 5 Page 74 in the Probate Office.
5. Claims against the Estate of Roy Clifton Lambert, deceased, Probate Case Number PR-2024-001181.

Janie L. Lambert the other grantee of that certain deed recorded in Instrument No. 20201120000532070 is deceased, having died on or about May 9, 2023.

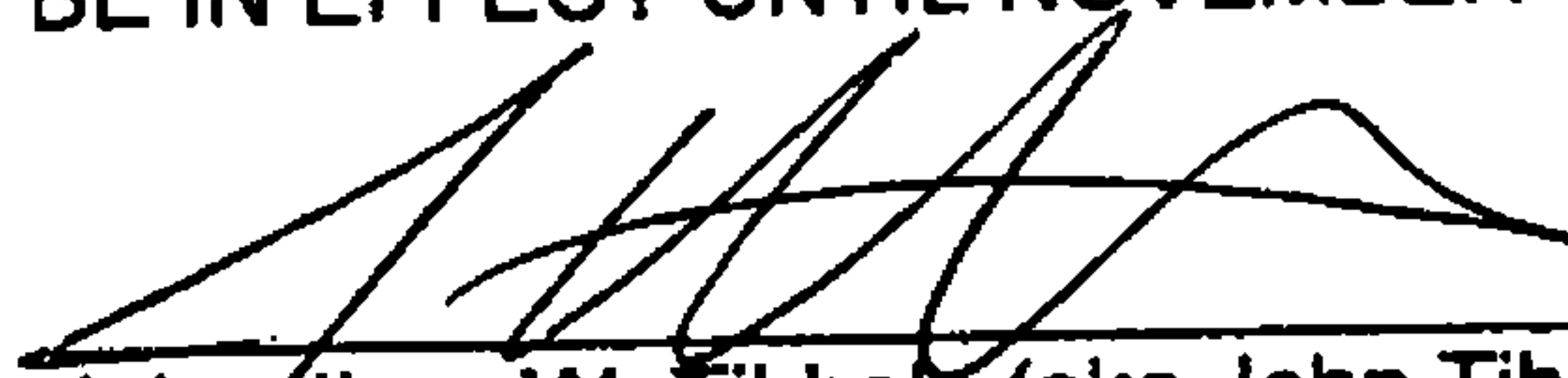
TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple,

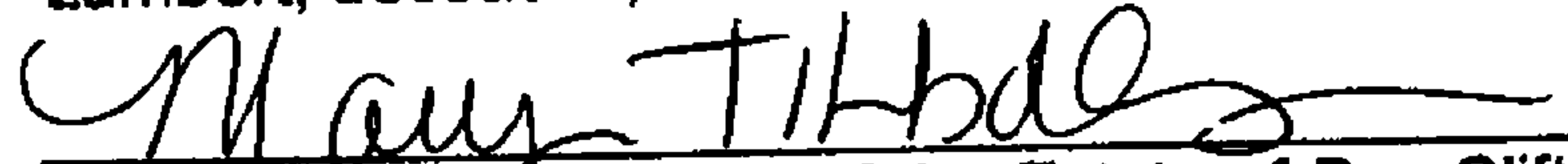
and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8 day of NOVEMBER, 2024.

THIS DEED IS NOT TO BE IN EFFECT UNTIL NOVEMBER 12, 2024.

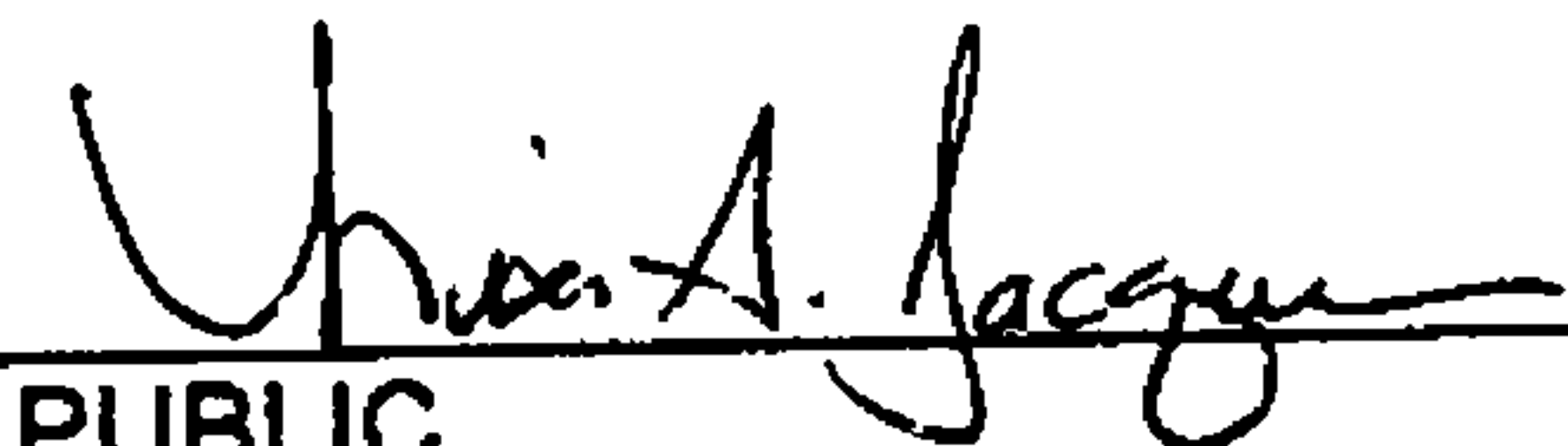

Johnathan W. Tibbals (aka John Tibbals) as Personal Representative and devisee of the Estate of Roy Clifton Lambert, deceased, Probate Case No. 2024-001181

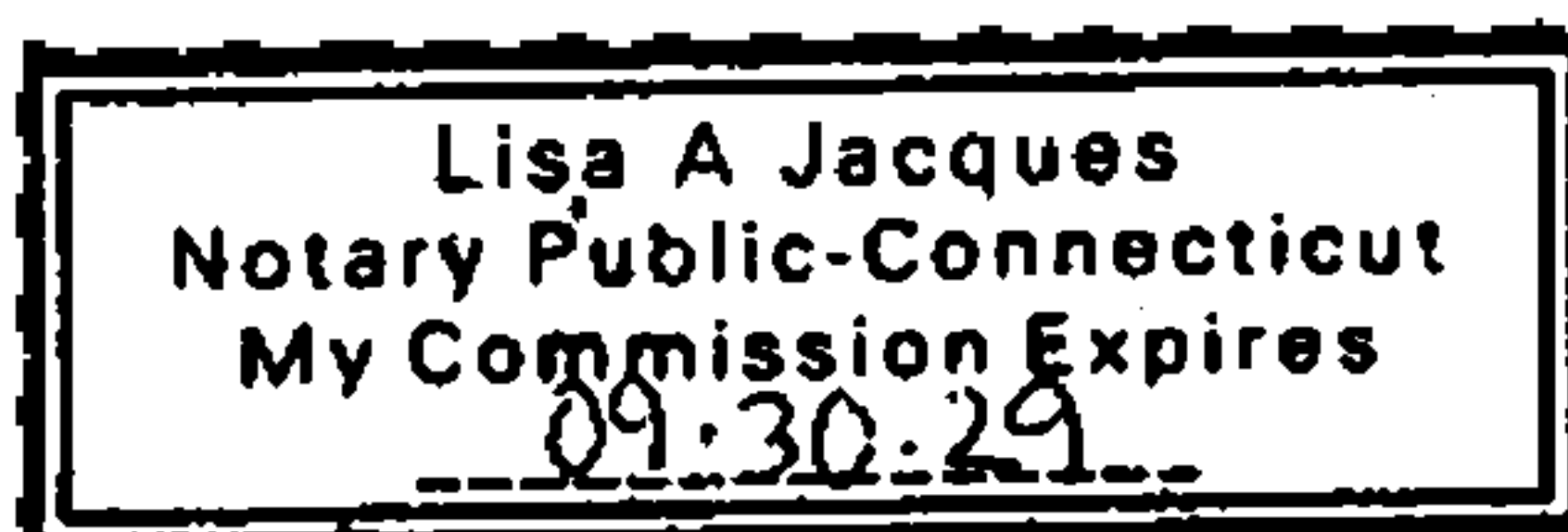

Mary Tibbals as devisee of the Estate of Roy Clifton Lambert, deceased, Probate Case No. 2024-001181

STATE OF CT
COUNTY OF New London

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Johnathan W. Tibbals (aka John Tibbals) as Personal Representative and devisee of the Estate of Roy Clifton Lambert, deceased, Probate Case No. 2024-001181, 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 conveyance he, as such Personal Representative and devisee and with full authority, executed the same voluntarily on the day the same bears date on behalf of the Estate of Roy Clifton Lambert, deceased, Probate Case No. 2024-001181.

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

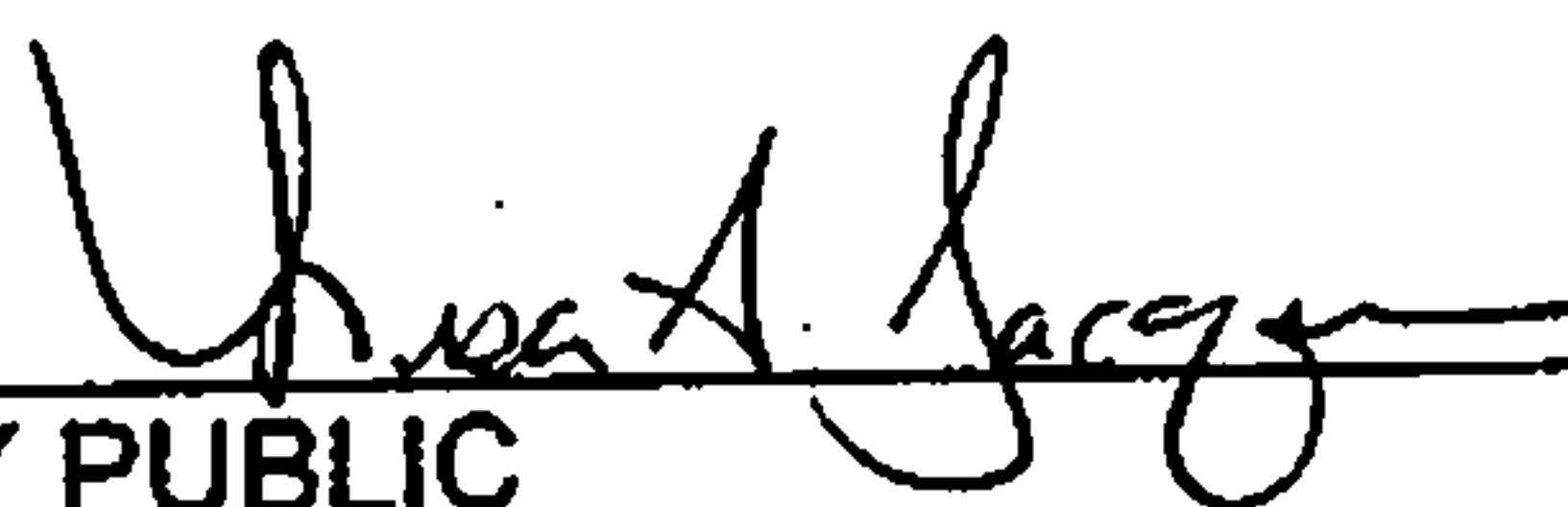

NOTARY PUBLIC
My Commission Expires: 09.30.29



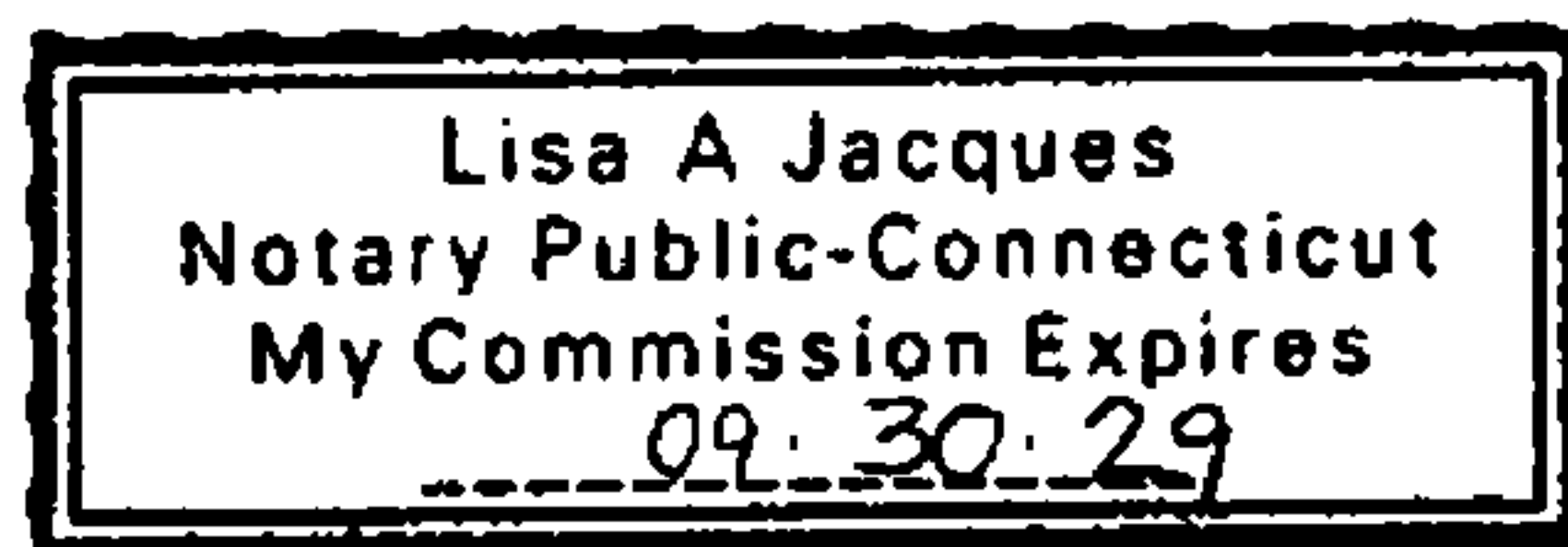
STATE OF CT
COUNTY OF New London

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Mary Tibbals as devisee of the Estate of Roy Clifton Lambert, deceased, Probate Case No. 2024-001181, 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 conveyance she, as such devisee and with full authority, executed the same voluntarily on the day the same bears date on behalf of the Estate of Roy Clifton Lambert, deceased, Probate Case No. 2024-001181.

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



NOTARY PUBLIC
My Commission Expires: 09.30.29



Grantor's Name:

Johnathan W. Tibbals (aka John Tibbals) as Personal Representative and devisee and Mary Tibbals as devisee of the Estate of Roy Clifton Lambert, deceased, Probate Case No. 2024-001181

Grantee's name:

ANA BERTHA ZAMORA and ROGELIO TORRIJOS

Mailing Address:

29 OXFORD COURT
MYSTIC, CONNECTICUT 06355

Mailing Address:

406 KING VALLEY CIRCLE
PELHAM, ALABAMA 35124

Property Address:

406 King Valley Circle
Pelham, AL 35124

Date of Sale: NOVEMBER 12, 2024

Total Purchase Price: \$180,000.00

or

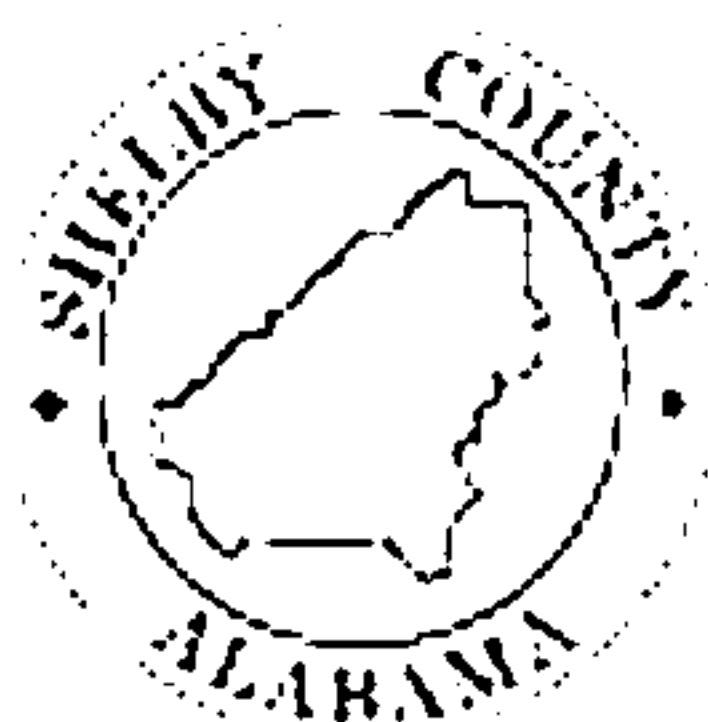
Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2024 12:51:31 PM
\$214.00 BRITTANI
20241120000360290

Allen S. Bayl