

Recording requested by:

Authority Title and Escrow of Alabama  
4100 Market Street SW, Suite 100  
Huntsville, AL 35808  
(256) 800-2294

File Number: AL – 24-2300

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**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00), and other good and valuable considerations, this day paid to **Natami, LLC., a Pennsylvania Limited Liability Company**, of **23077 Three Notch Road, California, MD 20619** (henceforth referred to as “Grantor”), the receipt of which is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto **Ivan Aguirre Jacuinde, a married man, of 204 Briar Patch Road, Maylene, AL 35114** (henceforth referred to as “Grantee”), in fee simple, the following described real estate located at **87 Hawthorn Drive, Calera, AL 35040**:

**SEE ATTACHED “EXHIBIT A”**

*Source of Title: Instrument Number 20240916000287990 in the  
Office of the Judge of Probate of Shelby County, Alabama.*


*No Title Opinion rendered or requested by Middleton Law Firm, PLLC.  
Title Opinion rendered by Authority Title and Escrow of Alabama.*

TO HAVE AND TO HOLD, the tract or parcel of land above described, together with all the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and/or assigns forever.

We do for ourselves and for our successors and/or assigns, covenant with the said GRANTEES, their successors and/or assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except for ad valorem taxes which became due and payable on October 1, 2025, restrictions, building set-back lines, and easements as shown of record, if any; that we have a good right to sell and convey the same as aforesaid; that we will, and our successors and/or assigns shall warrant and defend the same to the said GRANTEES, their successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Member, who is authorized to execute this conveyance, has hereto set their signature and seal, this the 25 day of November, 2024.

**Natami, LLC.**

  
\_\_\_\_\_  
By: Natalya Ford  
Its: Member

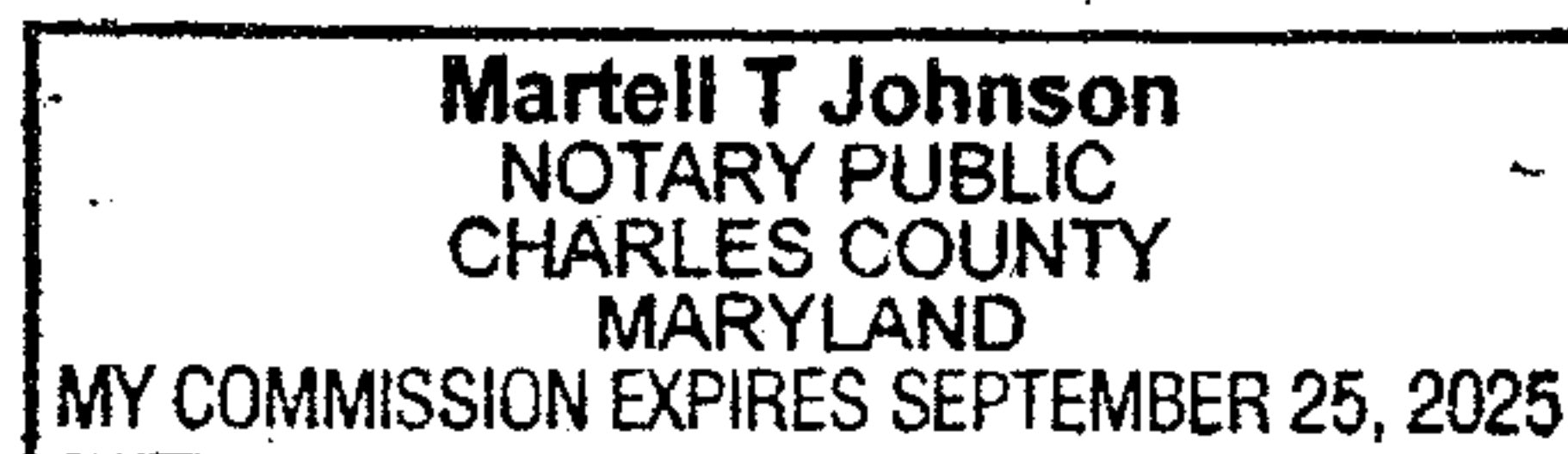
STATE OF Maryland


COUNTY OF St. Mary's

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Natalya Ford, whose name as Member of Natami, LLC., 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 this instrument, they, in their capacity as such Member and with full authority, executed the same voluntarily for and as the act of said organization.

Given under my hand and official seal, this the 25<sup>th</sup> day of November, 2024.

SEAL



  
\_\_\_\_\_  
Notary Public:  
My commission expires:

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Start at the intersection where the North right of way line of the Southern railroad crosses the West boundary line of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 24, Range 13 East, Shelby County, AL and run North along the West line of said 40 acres 210 feet to a point of beginning; thence continue along the same, course for 2.10 feet, thence in a Northeasterly direction 210 feet parallel with said Southern railroad, thence South and parallel with the West line of the tract herein conveyed 210 feet; thence run in a Southwesterly direction parallel with the North Right of Way of said railroad 210 feet to point of beginning. Same being the balance of the tract of land heretofore conveyed to Alton L. Glass and wife, Christine Glass by H. E. Alexander and wife, Johnnie L. Alexander as recorded in Deed Book 201, Page 349 Office of Judge of Probate, the other portion having been heretofore conveyed by the present grantors to David L. Marchant and wife, Frances Marchant, the present grantee.**

**And**

**Begin at the intersection where the North right-of-way of Southern Railroad crosses the West boundary line of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 24, Range 13 East and run North along the West line of said forty acres 210 feet; run thence in a Northeasterly direction 210 feet parallel with the Southern Railroad; run thence South and parallel with the West line of tire tract herein conveyed 210 feet to the North right-of-way line of the Southern Railroad; run thence on a Southwesterly direction along the North right-of-way of the said Railroad 210 feet to the point of containing one acre in the Northwest 1/4 of the Northwest 1/4, of Section 3, Township 24, Range 13 East, Shelby County, Alabama.**



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

Grantor's Name Natami LLC  
 Mailing Address 23077 Three Notch Road  
California, MD 20619

Grantee's Name Ivan Aguirre Jacuinde  
 Mailing Address 204 Briar Patch Road  
Maylene, AL 35114

Property Address 87 Hawthorn Drive  
Calera, AL 35040

Date of Sale 11/25/2024  
 Total Purchase Price \$100,000.00  
 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  
☒ 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 11/25/2024

☒ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Tennessee Certification of Electronic Document

I, Melanie Harper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/25/2024 (date of document).

[Signature]  
Affiant Signature

11/26/2024

Date

State of TN

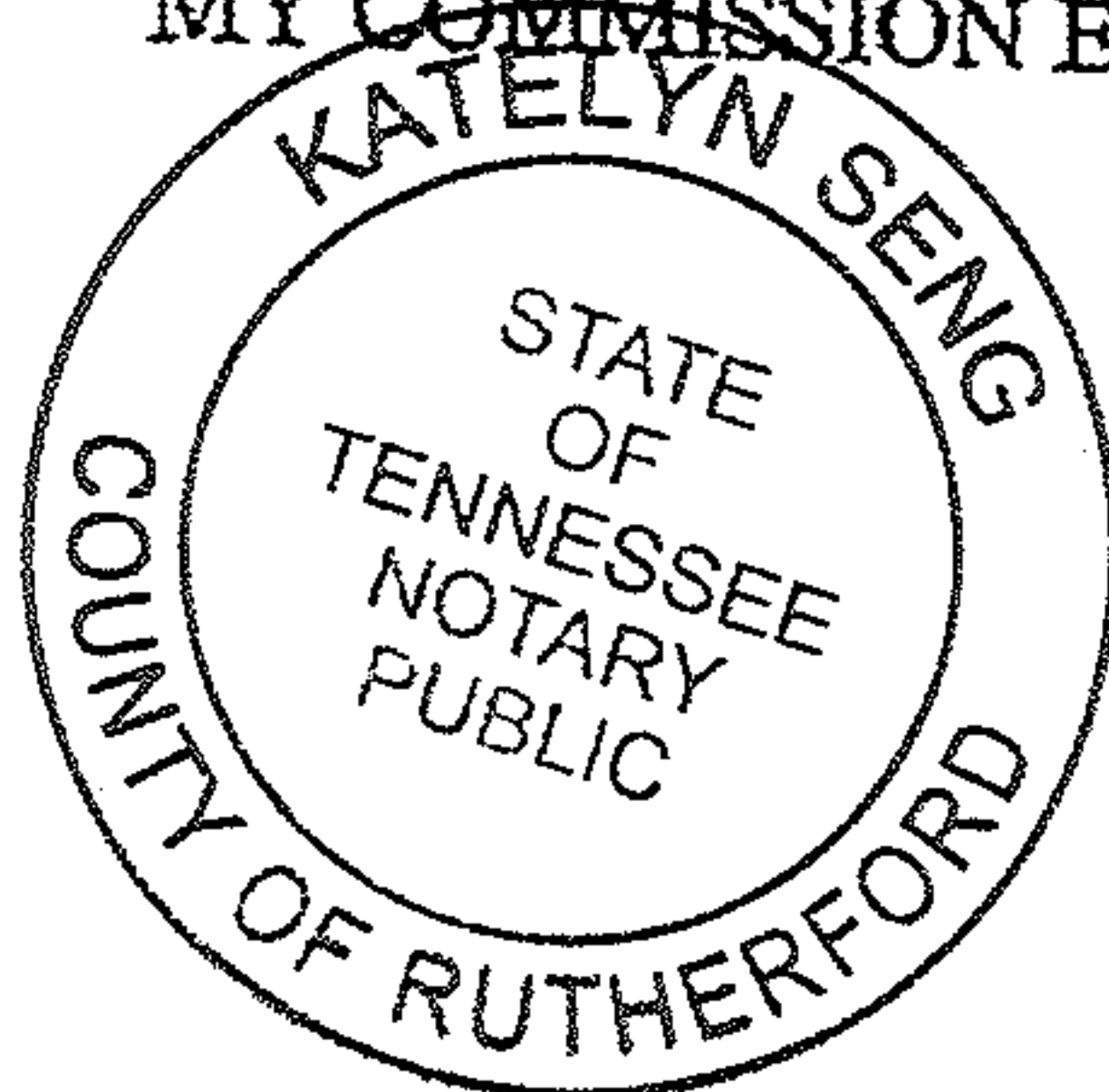
County of Rutherford

Sworn to and subscribed before me this 26 day of November, 2024.

[Signature]  
Notary's Signature

MY COMMISSION EXPIRES: 11/17/28

NOTARY'S SEAL



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/26/2024 10:45:23 AM  
\$134.00 BRITTANI  
20241126000366130

Allie S. Bayl