

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Maria Zavala and Jose Castelan
198 Highway 25
Columbiana, AL35051

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **ONE HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$110,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Randall Dean White, an unmarried individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Maria Zavala and Jose Castelan

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

Begin at the SW corner of Lot No. 78, according to W. J. Horsley's map of the Town of Columbiana, Alabama. Said point of beginning being on the NW side of the Wilsonville and Columbiana Highway, and which Lot No. 78 is known as the Mrs. S. C. Hicks lot, and later as the T.T. Tinney residence lot, and from said point of beginning run along the north line or margin of said Wilsonville-Columbiana Highway, North 50 degrees east, 60 feet, thence north 25 degrees west, 60 yards; thence south 47 degrees west 60 feet to the NW corner of said Hicks lot, being said Lot No. 78, thence south 30 degrees east 60 yards to the point of beginning. ALSO, that certain lot contiguous to the last above described lot and described as follows: Begin at the NW corner of Lot No. 78 according to Horsley's map of Columbiana, Alabama, and run thence north 32 degrees west 80 feet; run thence north 44 degrees east 60 feet; run thence south 32 degrees east 80 feet; run thence south 44 degrees west 60 feet to the point of beginning, and being the same lot described in the deed from Mary Bell Goodwin, being one and the same person as M. B. Goodwin to Inez Falkner as shown of record in Deed Book 108, on page 314, in the office of the Judge of Probate of Shelby County, Alabama. Each of the above described lots situated in the NE 1/2 of the NW 1/2 of Section 25, Township 21, Range 1 West, Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 12th day of December, 2024.

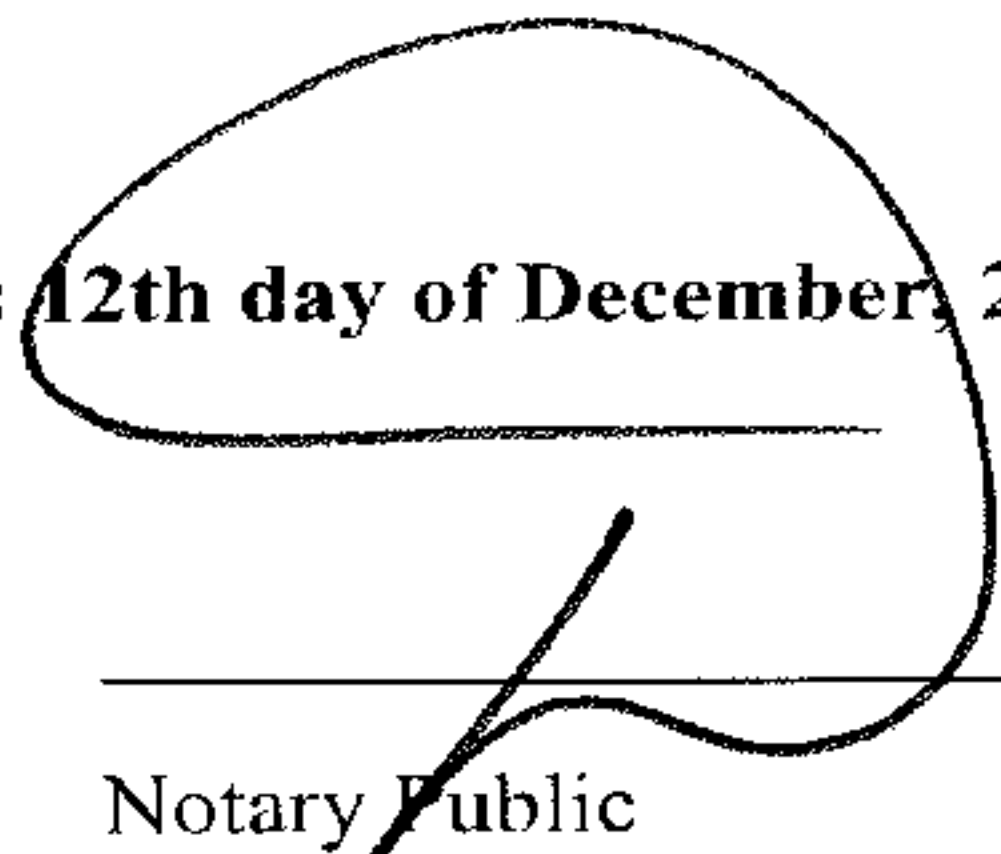
Randall Dean White by Sarah Schroeter
Randall Dean White by Sarah Schroeter, Attorney-in-Fact

Randall Dean White by Russell White Attorney in Fact
Randall Dean White by Russell White, Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

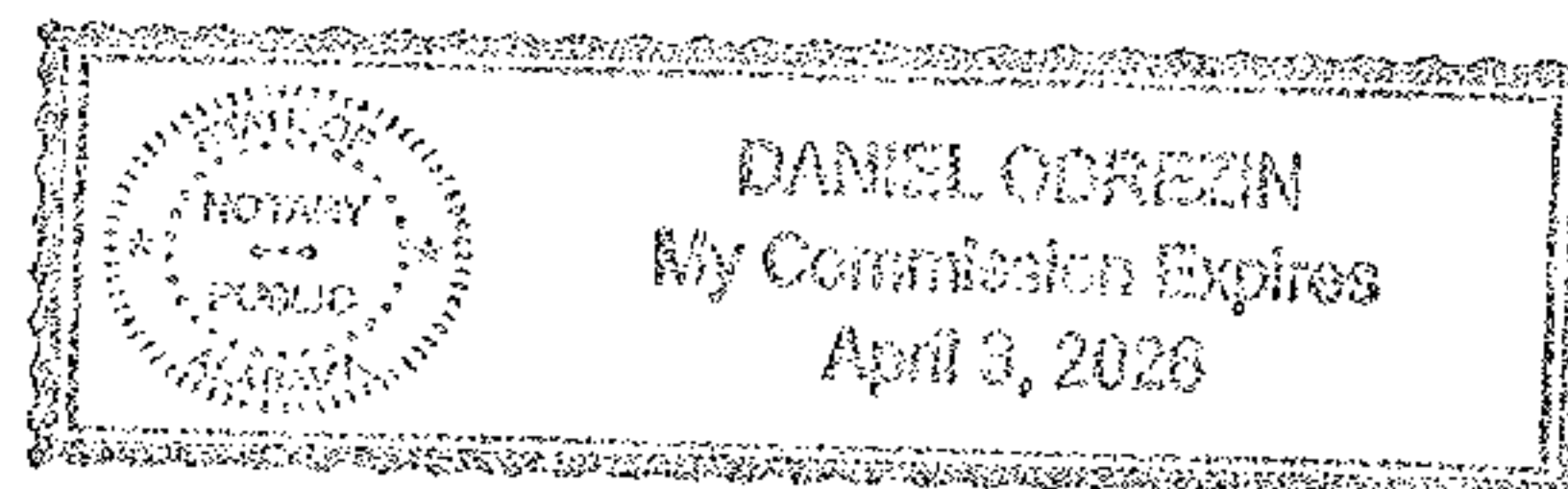
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sarah Schroeter and Russell White as Attorney-In-Fact for Randall Dean White**, whose name are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Attorney-In-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **12th day of December, 2024.**



Notary Public

My Commission Expires:





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/13/2024 08:55:06 AM
\$138.00 PAYGE
20241213000382120

Allen S. Bevil

Real Estate Sales Validation Form

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

Grantor's Name Randall Dean White
 Mailing Address 2212 Vesthousen Way E
Vestavia, AL 35216
 Property Address 198 Highway 25
Columbiana, AL 35051

Grantee's Name Maria Zavala and Jose Castelan
 Mailing Address 554 Deer Run Road
Alabaster, AL 35007
 Date of Sale 12 / 12 / 2024
 Total Purchase Price \$110,000.00
 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 12/12/24

Print

Shannon Anderson

☒ Unattested

(verified by)

Sign

Shannon Anderson

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1