

SEND TAX NOTICE TO:

Ivonne Medina
523 Cahaba Manor Lane
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

Assessor's Value: \$345,800.00

For recordation purposes & pursuant
to Code of Alabama 1975 § 40-22-1.

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid to the undersigned, **Ivonne Medina, an unmarried woman, and Jonathan Bautista Cruz, an unmarried man**, whose address is 523 Cahaba Manor Lane, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Ivonne Medina**, whose address is 523 Cahaba Manor Lane, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Ivonne Medina**, the following described real estate situated in Shelby County, Alabama, **the address of which is 523 Cahaba Manor Lane, Pelham, AL 35124 to-wit:**

Lot 19, according to the Survey of Crosscreek Cove, as recorded in Map Book 32, Page 72, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


This deed is executed pursuant to that certain Final Judgment of Divorce, Case No. DR-2024-900563.00, in the Circuit Court of Shelby County, Alabama.


Jonathan Bautista Cruz is also known as Jonathan Bautista-Cruz.

Subject to current taxes, all matters of public record, including, but not limited to mortgages, easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 12th day of December, 2024.


Ivonne Medina

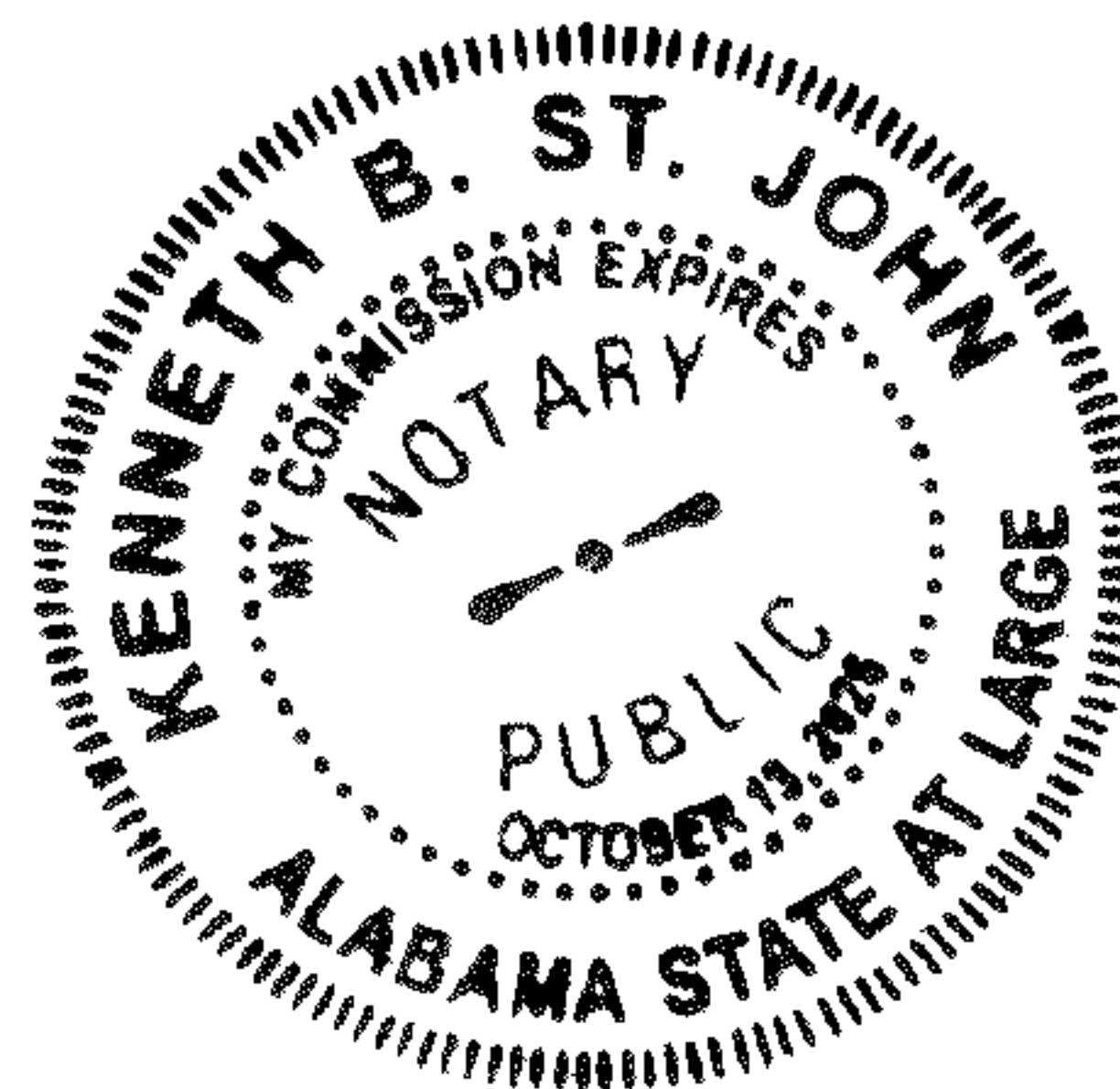

Jonathan Bautista Cruz

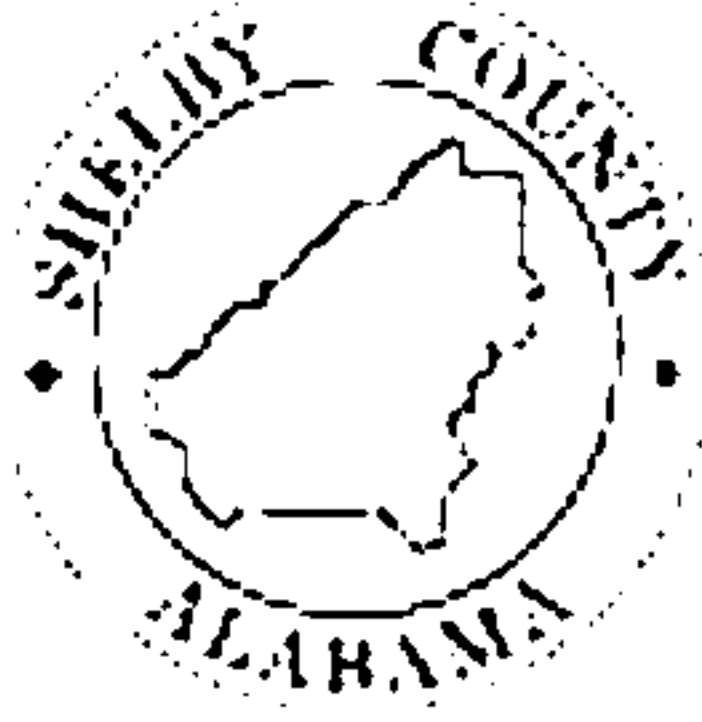
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Ivonne Medina** and **Jonathan Bautista Cruz** whose names 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, they 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
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/17/2024 02:42:04 PM
 \$201.00 PAYGE
 20241217000385580

Allen S. Bayal

Real Estate Sales Validation Form

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

Grantor's Name	Ivonne Medina and	Grantee's Name	Ivonne Medina
Mailing Address	Jonathan Bautista Cruz	Mailing Address	523 Cahaba Manor Lane
	523 Cahaba Manor Lane		Pelham, AL 35124
	Pelham, AL 35124		
Property Address	523 Cahaba Manor Lane	Date of Sale	12/12/2024
	Pelham, AL 35124	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 345,800.00 (1/2 value = \$172,900.00)

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Tax assessor's value under Parcel #
<input type="checkbox"/> Closing Statement	13-1-12-2-006-004.000

Deed pursuant to divorce; removing one owner

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 12/12/2024

Print Hyland Wehunt

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1