

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
Samuel Bello Sanchez
4504 Woodale Drive
Pelham AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of FORTY THOUSAND AND 00/100 (\$40,000.00), and other good and valuable consideration in hand paid to Megan Elizabeth Snow Higgins, a married woman, and Jeffrey Ray Snow, a Single person, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Samuel Bello Sanchez (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

All that part of the southerly half of Lot 9 of Plot 2, in the Town of Wilton, Alabama, formerly Birmingham Junction, Alabama, according to the Survey and Map of Birmingham, Junction, Alabama, made by J. E. Bozeman, C.E. for Joseph Hardie and recorded in Record of Deed, Volume 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama and being situated in Shelby County, Alabama that lies Northwest of the right of way of Alley Street.

This property is not the homestead of the grantors nor that of their spouses.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

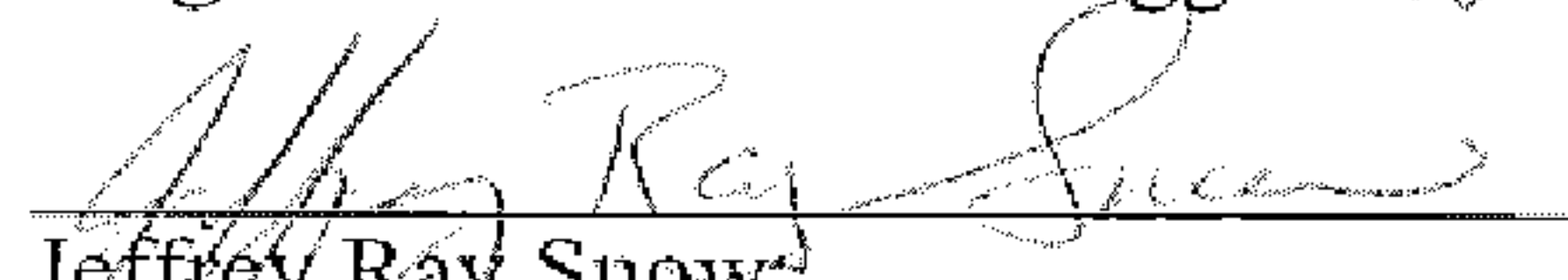
\$0.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) docs hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on the date stated in the notary acknowledgement, the same to be effective as of the 18th day of December, 2024.

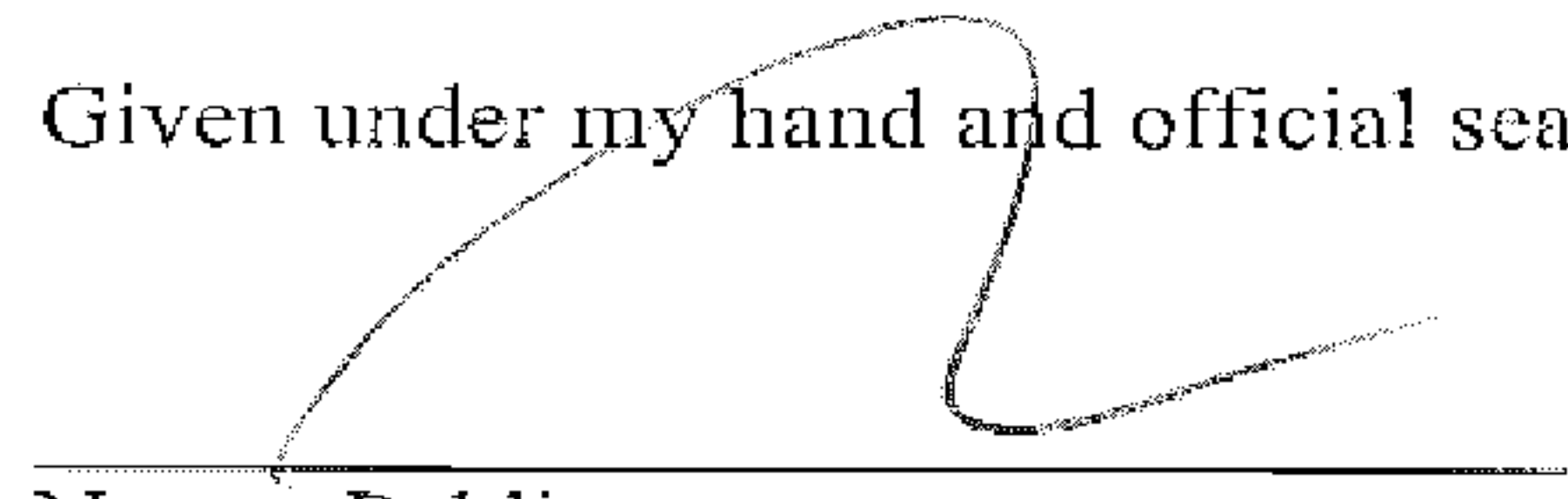

Megan Elizabeth Snow Higgins


Jeffrey Ray Snow

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Megan Elizabeth Snow Higgins, and Jeffrey Ray Snow whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th 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
 12/18/2024 01:32:25 PM
 \$68.00 JOANN
 20241218000386650

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Megan Elizabeth Snow Higgins and Jeffrey Ray Snow

Grantee's Name Samuel Bello Sanchez

Mailing Address 340 Comanche Street
Montevallo, AL 35115

Mailing Address 4504 Wooddale Drive
Pelham, AL 35124

Property Address 43 Rainey Alley
Montevallo, AL 35115

Date of Sale 12/18/24
 Total Purchase Price \$840,000.00

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
☒ Closing Statement

☐ Appraisal
☐ Other: _____

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 12/18/24

Print Jeff McAnn's

☐ Unattested

(verified by)

Sign [Signature]
 (Grantor/Grantee/ Owner/Agent) circle one