

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

Send Tax Notice to:
Nicolas Munoz and Margarita Munoz
441 Wilderness Road
Prichard AL 35124

GENERAL WARRANTY DEED
With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of EIGHTY NINE THOUSAND AND 00/100 (\$89,000.00), and other good and valuable consideration in hand paid to William Stanley Roth, Jr., a married person conveying property which does not constitute his homestead, nor that of his spouse, if any, (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by the Nicolas Munoz, and Margarita Munoz (hereinafter referred to as "Grantees"), Grantor hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantees, for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 38, Block 1, according to the survey of the Cahaba Valley Estates, Third Section, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

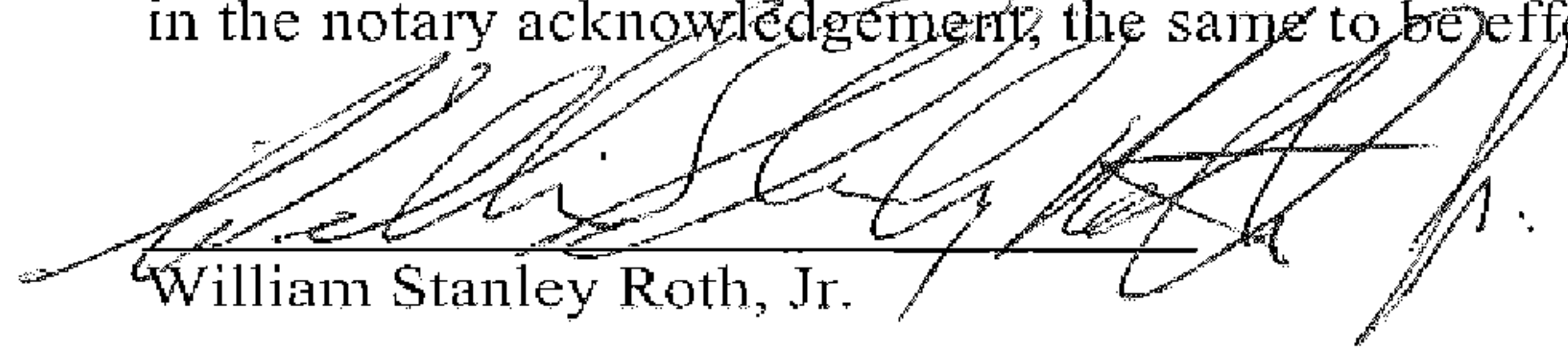
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

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

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 of reversion.

AND Grantor for himself, and for the heirs and assigns of the Grantor, hereby covenants and warrants to and with said Grantees, Grantees' heirs and assigns, that the Grantor 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 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 does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.


IN WITNESS WHEREOF, the Grantor has set the hand and seal of the Grantor on the date stated in the notary acknowledgement, the same to be effective as of the 7th day of January, 2025.

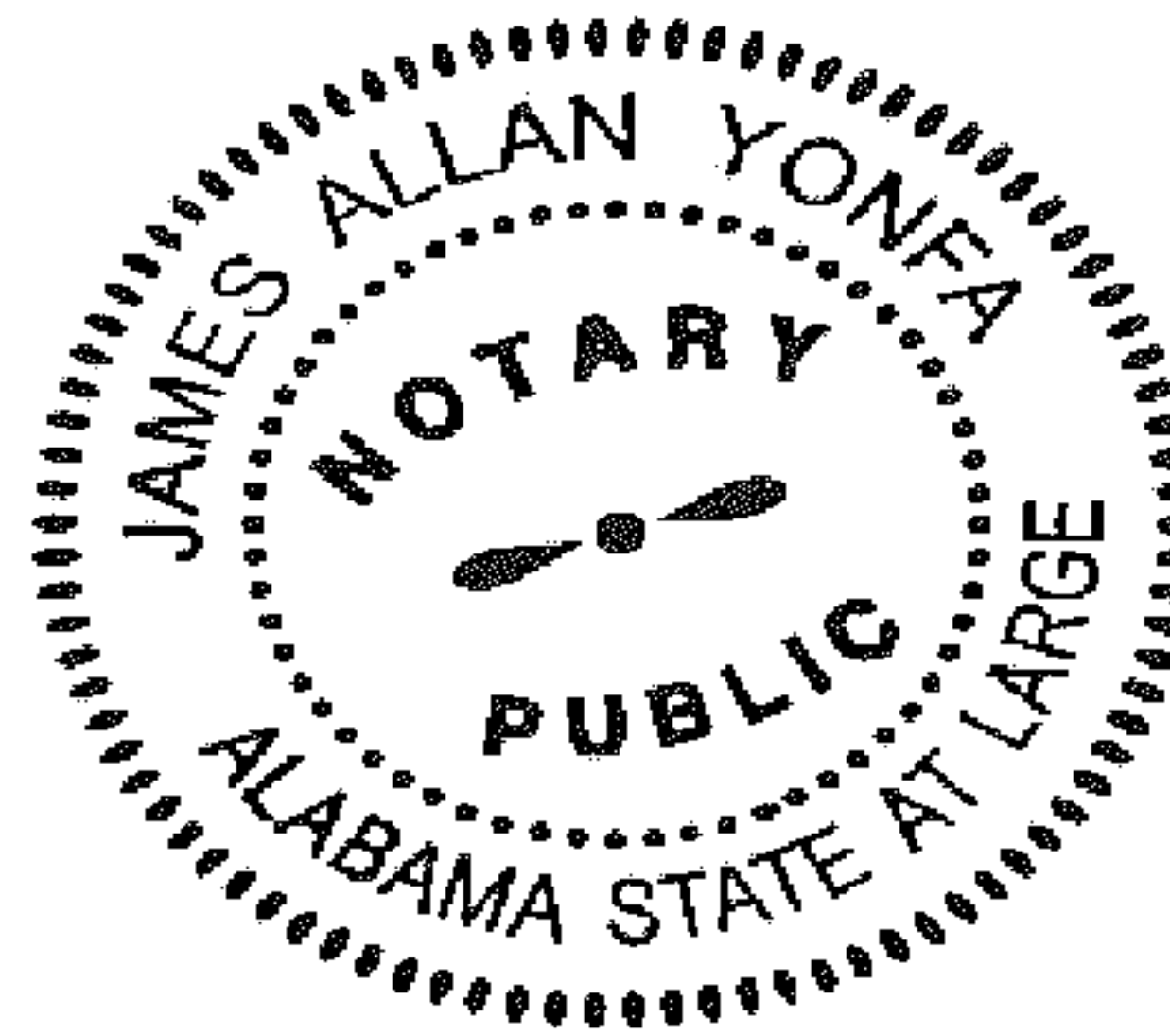

William Stanley Roth, Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that William Stanley Roth, Jr. 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 7th day of January, 2025.


Notary Public
My Commission Expires: 10-7-2028





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/09/2025 02:29:41 PM
 \$117.00 PAYGE
 20250109000010580

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>William Stanley Roth, Jr.</u>	Grantee's Name	<u>Nicolas Munoz and Margarita Munoz</u>
Mailing Address	<u>2564 Altadena Road</u> <u>Vestavia Hills, AL 35243</u>	Mailing Address	<u>441 Wilderness Road</u> <u>Pelham, AL 35124</u>
Property Address	<u>441 Wilderness Road</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>1/9/25</u>
		Total Purchase Price	<u>\$89,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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 1/9/25 Print Jeff Munoz

Unattested _____
 (verified by)

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