



20250113000011740 1/4 \$142.00
Shelby Cnty Judge of Probate, AL
01/13/2025 11:56:08 AM FILED/CERT

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Daniel Jimenez and Saray Jimenez
106 Windsor Lane
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **M.A. Guadalupe Magallon Prado, also known as M.A. Guadalupe Magallom Prado, an unmarried woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Daniel Jimenez and Saray Jimenez** (hereinafter referred to as GRANTEE) together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS

INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT. THE PREPARER MAKES NO GUARANTEES AS TO THE ACCURACY OF THE LEGAL DESCRIPTION(S) FURNISHED BY THE GRANTOR.

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 8th day of January, 2025.

X EMP

M.A. Guadalupe Magallon Prado



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STATE OF Alabama
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **M.A. Guadalupe Magallon Prado**, whose name(s) is/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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of January, 2025.

Christopher Owens

Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS

Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

Exhibit A

LEGAL DESCRIPTION



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LOT NO 68 AS SHOWN ON A MAP ENTITLED "PROPERTY LINE MAP, SILURA WILLS" PREPARED BY JOSEPH A MILLER, REGISTERED SURVEYOR AND CIVIL ENGINEER # 2875 ON OCTOBER 5, 1965, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION ON THE NORTH RIGHT OF WAY OF 12TH AVENUE SW (FORMERLY 3RD AVENUE EAST) AND THE WEST RIGHT OF WAY OF 6th STREET SW (FORMERLY FALLON AVENUE) AS SHOWN ON THE MAP OF THE DEDICATION OF THE STREETS AND EASEMENTS TOWN OF SILURA, ALABAMA; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY OF 6TH STREET SW 123.12 FEET TO THE POINT OF BEGINNING; THENCE LEFT 90°11'30" IN A NORTHWESTERLY DIRECTION 102.44 FEET; THENCE RIGHT 42°50'26" IN A NORTHWESTERLY DIRECTION 123.83 FEET; THENCE RIGHT 135°21'28" IN A SOUTHEASTERLY DIRECTION 193.34 FEET TO INTERSECTION WITH SAID WEST RIGHT OF WAY OF 6th STREET SW; THENCE RIGHT 91°59'36" IN A SOUTHWESTERLY DIRECTION ALONG SAID WEST RIGHT OF WAY OF 6TH STREET SW 90.00 FEET TO THE POINT OF BEGINNING.



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Real Estate Sales Validation Form

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

Grantor's Name M.A. Guadalupe Magallon Prado

Grantee's Name Daniel Jimenez and Saray Jimenez

Mailing Address 282 Co Rd 1080
Montevallo, AL 35115

Mailing Address 106 Windsor Lane
Pelham, AL 35124

Property Address 1126 6th Street SW
Alabaster, AL 35007

Date of Sale January 8th, 2025

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$110,740.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other: Full Tax Assessor's Value - \$110,740.00

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 January 8, 2025

Print: M.A. Guadalupe Magallon Prado

☐ Unattested

(verified by)

Sign

X E M P
(Grantor/Grantee/ Owner/Agent) circle one

FORM RT-1