

Instrument Prepared By:
Gonzalez Law Firm, LLC
128 1st Street South
Alabaster, AL 35007

Send Tax Notice To:
Mario Ismael Flores
Lidia Gonzalez
1473 Kelly Drive
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)



20250129000026920 1/3 \$158.00
Shelby Cnty Judge of Probate, AL
01/29/2025 08:25:59 AM FILED/CERT

WARRANTY DEED
TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of \$130,000.00 (One Hundred Thirty Thousand Dollars) and other good and valuable consideration, paid to the undersigned Grantors, Danny N. Isbell, Jr., a married person, and Lesia Isbell, a married person (hereinafter referred to as "Grantors"), by Mario Ismael Flores, an unmarried person, and Lidia Gonzalez, a married person (hereinafter referred to as "Grantees"), the receipt and sufficiency whereof are hereby acknowledged, we, the Grantors, do hereby grant, bargain, sell, and convey unto the Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama (hereinafter referred to as "Property"), to-wit:

Lot 73, according to the Survey of Deer Springs Estates, First Addition, as recorded in Map Book 5, at Page 55, in the Probate Office of Shelby County, Alabama.

Property Address: 1473 Kelly Drive, Pelham, AL 35124.

SUBJECT TO: (1) Current taxes; (2) Title to minerals underlying the captioned land(s), with mining rights and privileges belonging thereto; (3) Easements, restrictions, and rights-of-way of record.

This Property is sold as-is, and the Grantors warrant the title only from the time they obtained the title until the date the Grantors convey their interest in the aforesaid Property to the Grantees.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION OF THE TITLE. THE LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTORS AND/OR GRANTEES.

TO HAVE AND TO HOLD to the 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.

Shelby County, AL 01/29/2025
State of Alabama
Deed Tax: \$130.00



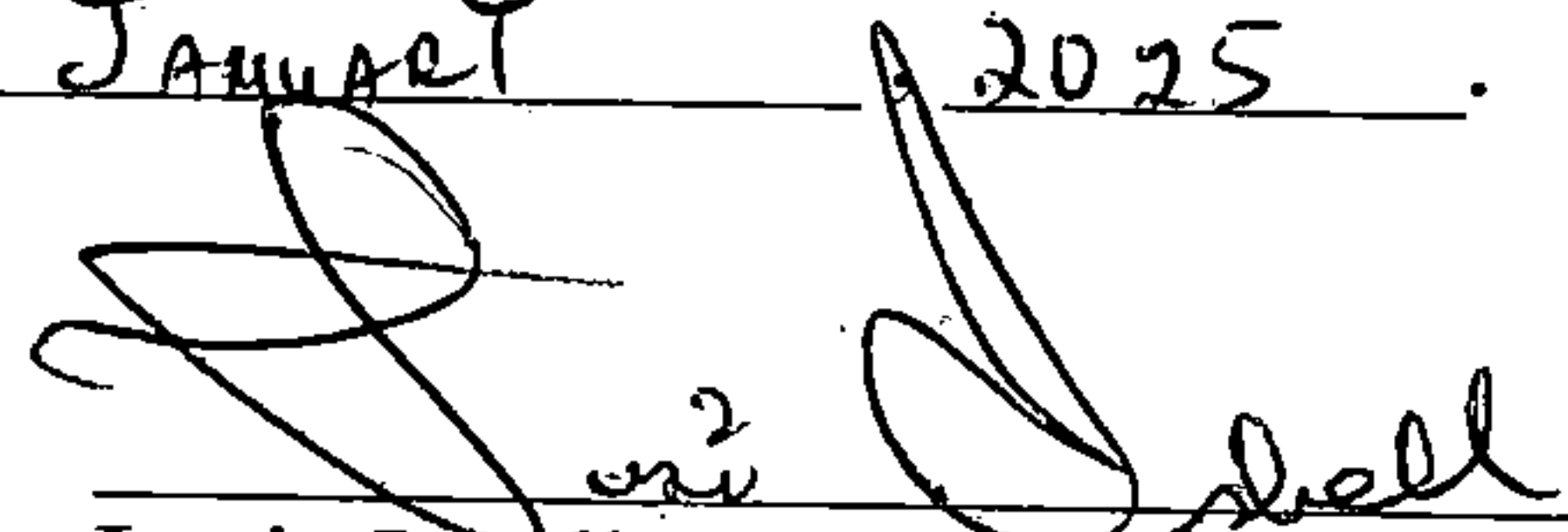
20250129000026920 2/3 \$158.00
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And Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs and assigns, that they are lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, except as noted above; that Grantors have a good right to sell and convey the Property as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, Danny N. Isbell, Jr., and Lesia Isbell, have hereunto subscribed their names on this the 2nd day of January, 2025.



Danny N. Isbell, Jr., Grantor

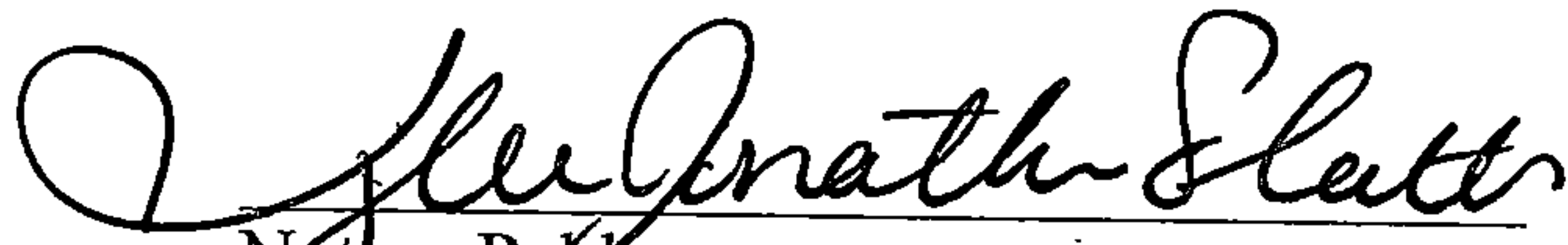


Lesia Isbell, Grantor

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Danny N. Isbell, Jr., and Lesia Isbell, whose names are signed to the foregoing warranty deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the warranty deed, they have executed the foregoing warranty deed.

Given under my hand and official seal, this the 2nd day of January, 2025.



Notary Public
My Commission Expires: August 20, 2028

TYLER JONATHON PLATTS
Notary Public
Alabama State at Large

Real Estate Sales Validation Form

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

Grantor's Name Danny V. Isbell Jr. Grantee's Name Mario Ismael Flores
Mailing Address _____ Mailing Address _____
1473 Kelly Dr. 1473 Kelly Dr.
Pelham AL 35124 Pelham AL 35124
Property Address 1473 Kelly Dr. Date of Sale 11/02/2025
Pelham AL Total Purchase Price \$ 130,000
35124 or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



20250129000026920 3/3 \$158.00
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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 11/29/2025

Print Mario Ismael Flores

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1