

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
111 Owens Pkwy # A  
Birmingham, AL 35244

Send Tax Notice To:  
Diego Gutierrez  
1280 1<sup>st</sup> Ave W, Unit A  
Alabaster, AL 35007

**WARRANTY DEED**

STATE OF ALABAMA           )  
  )  
COUNTY OF SHELBY        )     KNOW ALL MEN BY THESE PRESENTS:

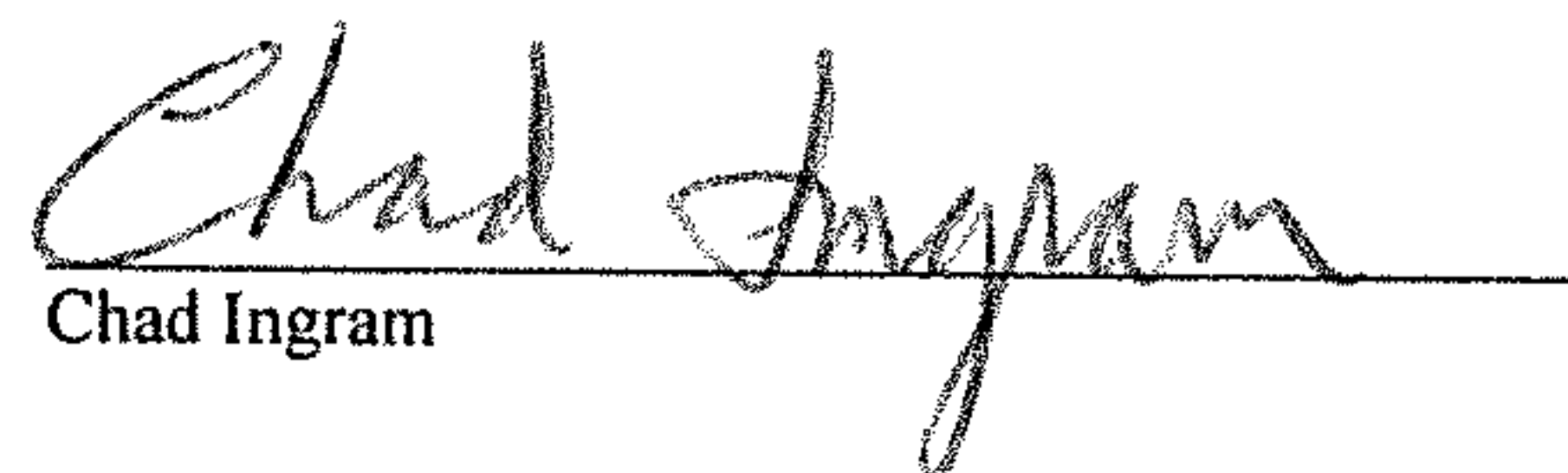
That in consideration of SIXTY FIVE THOUSAND and 00/100 Dollars (\$65,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, CHAD INGRAM, a married individual, (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto DIEGO GUTIERREZ and CARMELITA CASILLAS, husband and wife (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOTS 41, ACCORDING TO THE SURVEY OF FINAL PLAT OF STERLING GATE, SECTOR 2, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to: (1) Ad valorem taxes due and payable October 1, 2025 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

Subject property does not constitute the homesteads of the Grantor nor that of his Spouse.

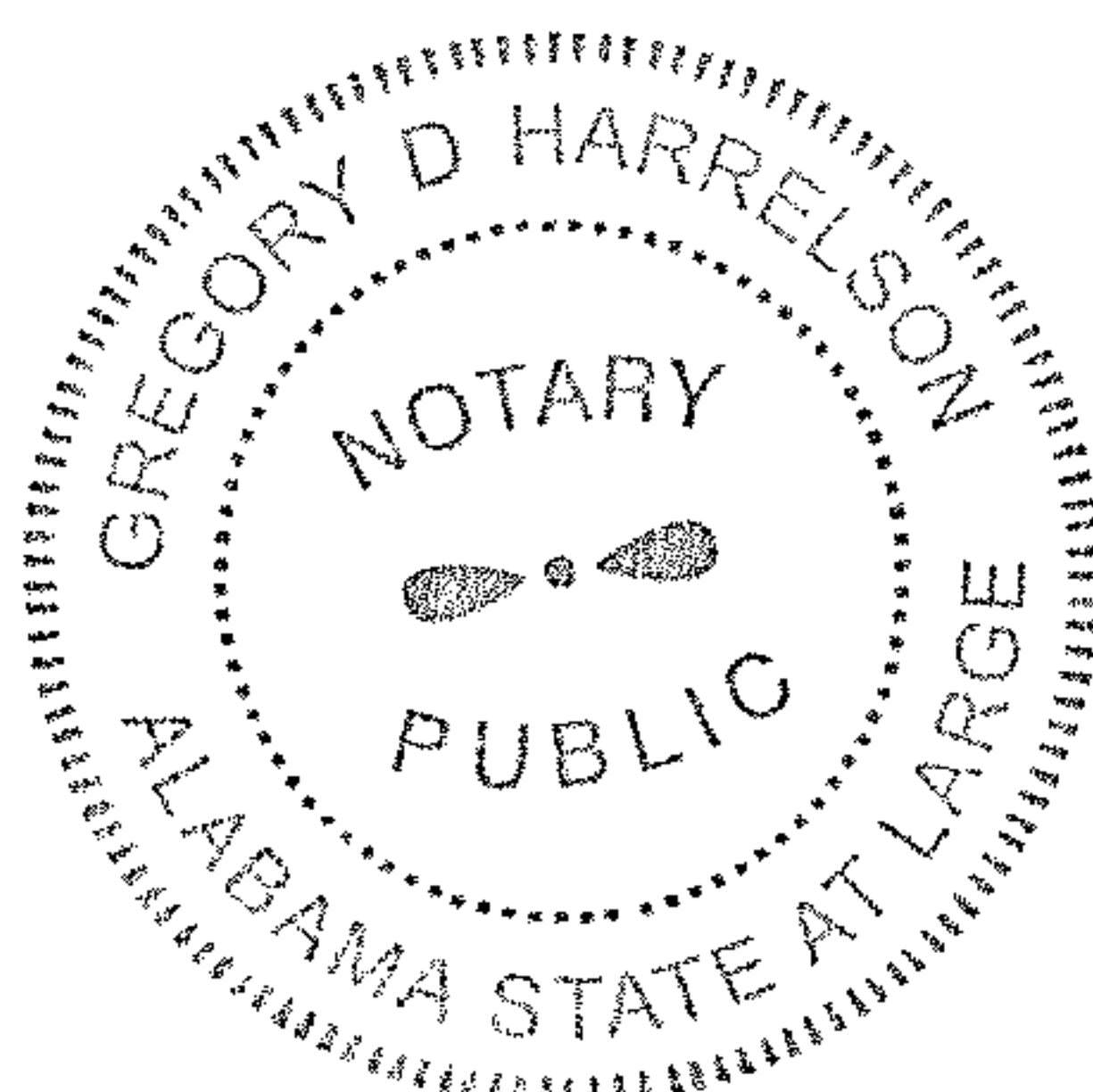
TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.  
And the Grantor does for himself and for his executors, heirs and assigns covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his executors, heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.  
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 28th day of January, 2025.


  
Chad Ingram

STATE OF ALABAMA   )  
COUNTY OF SHELBY   )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Chad Ingram, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of January, 2025.



  
NOTARY PUBLIC  
My Commission Expires: 8/21/27

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Chad Ingram  
 Mailing Address 100 Sterling Park Drive  
Alabaster, AL 35007

Grantee's Name Diego Gutierrez  
 Mailing Address 1280 1st Ave W, Unit A  
Alabaster, AL 35007

Property Address 263 Cedar Grove Pkwy  
Alabaster, AL 35007

Date of Sale 01/28/2025  
 Total Purchase Price \$ 65,000.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/03/2025 01:18:52 PM  
 \$90.00 BRITTANI  
 20250203000032720

*Brittani*

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 1/28/2025

Print Chad Ingram

Unattested

Sign Chad Ingram

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**