

## WARRANTY DEED

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STATE OF ALABAMA  
County of SHELBY

Send Tax Notice To:  
JUNIOR ELI GARCIA RODRIGUEZ  
4831 ROCK RIDGE LN  
BESSEMER AL 35022

Know all men by these presents:

That in consideration of FIVE HUNDRED and No/100 Dollars (\$500.00 ) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, LUIS JOSE RIOS-CRUZ, A MARRIED PERSON (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: JUNIOR ELI GARCIA RODRIGUEZ (herein referred to as grantee, whether one or more), the following described real estate, situated in \_SHELBY\_ County, Alabama, to-wit:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 13, Township 20, Range 4 West, Shelby County, Alabama; thence run Westerly along the North line of said 1/4 • 1/4 Section 29.70 feet to the point of beginning of the tract of land herein described; thence 65 Degrees 20 Minutes left and Southwesterly 149.46 feet; thence 44 Degrees 36 Minutes 06 Seconds left and Southeasterly 35.16 feet; thence 64 Degrees 08 Minutes 13 Seconds left and Easterly 50.76 feet; thence 95 Degrees 56 Minutes 11 Seconds left and Northerly 174.08 feet to the point of beginning.


Subject to Easements, Restrictions and Rights of way of record.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF TITLE BY THE PREPARER HEREOF.

THIS IS NOT THE HOMESTEAD OF THE ABOVE GRANTOR NOR HIS SPOUSE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators 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/We have hereunto set my/our hand(s) and seal(s), this 10<sup>th</sup> day of  
DECEMBER 2024

  
\_\_\_\_\_  
LUIS JOSE RIOS-CRUZ

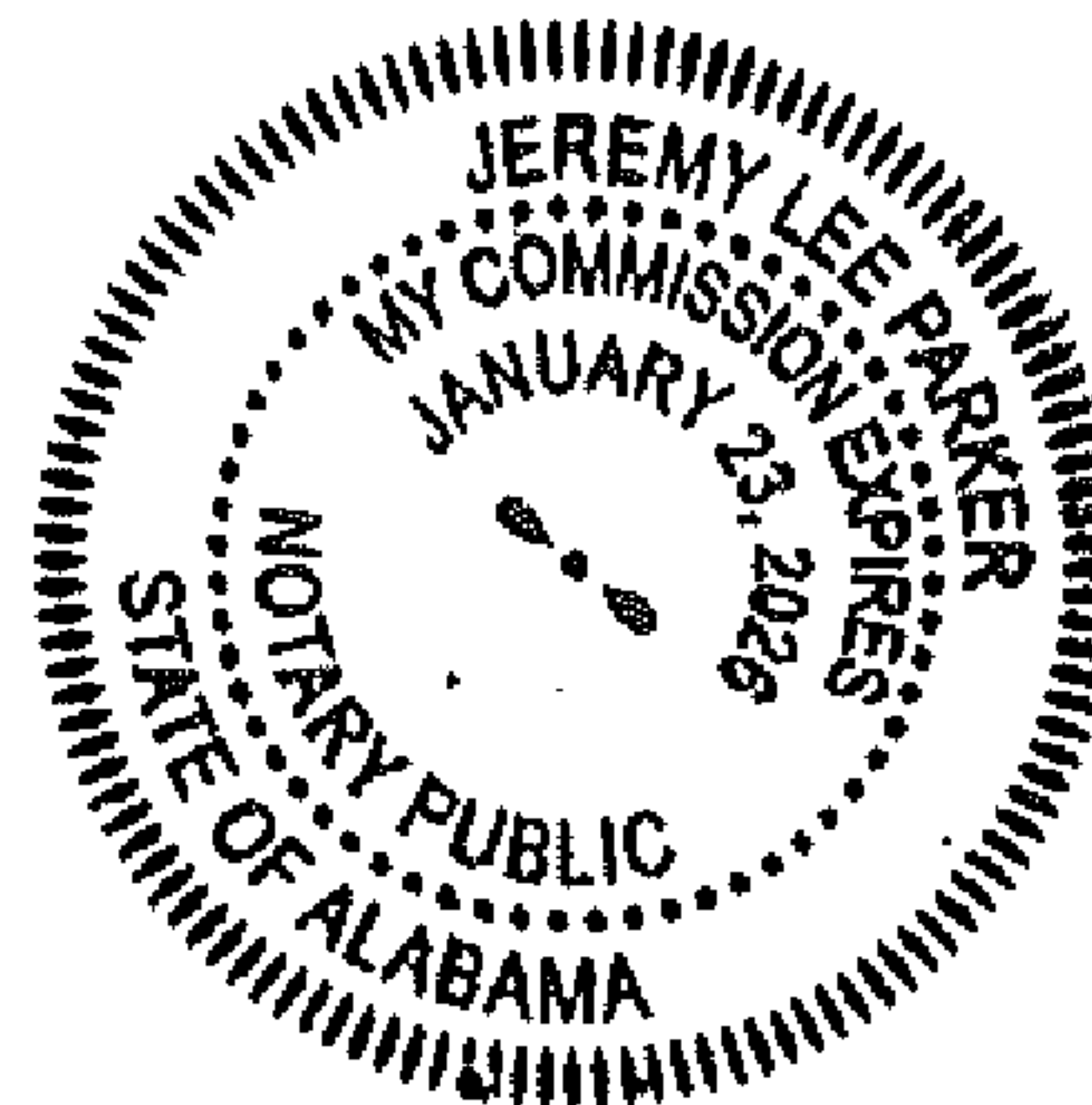
STATE OF Alabama  
COUNTY JEFFERSON

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that  
LUIS JOSE RIOS CRUZ whose name(s) is/are signed to the foregoing conveyance, and who is/are  
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 10<sup>th</sup> day of DECEMBER 2024

  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC  
Jeremy L. Parker  
1320 Alford Ave Ste 102  
Birmingham, AL 35226



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

Grantor's Name	LUIS JOSE RIOS -CRUZ	Grantee's Name	JUNIOR ELI GARCIA RODRIGUEZ
Mailing Address	4831 ROCK RIDGE LN BESSEMER AL 35022		4831 ROCK RIDGE LN BESSEMER AL 35022
Property Address	3610 COUNTY ROAD 93 HELENA AL 35080	Date of Sale	
		Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$34,490.00

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                      ☐ Appraisal  
☐ Sales Contract                      ☒ Other to Already own INSTRUMENT #20140501222128920  
☐ 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: 2024

(verified by)

Print

Sign:

JUNIOR ELI GARCIA RODRIGUEZ

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/20/2025 03:42:19 PM**  
**\$62.50 JOANN**  
**20250220000050740**

*Allen S. Bayl*