



20250307000068990 1/3 \$1383.00  
Shelby Cnty Judge of Probate, AL  
03/07/2025 02:14:06 PM FILED/CERT

THIS INSTRUMENT PREPARED BY AND UPON  
RECORDING SHOULD BE RETURNED TO:

Clayton T. Sweeney  
Attorney at Law  
2700 Highway 280 East Suite 160  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
James Gregory Hernandez  
Heather Le Ann Hernandez  
63 Nolen Street  
Birmingham, AL 35242

STATE OF ALABAMA )

COUNTY OF SHELBY )

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 5th day of March, 2025 by **JAMES WOODS DEVELOPMENT, INC.**, an Alabama corporation ("Grantor"), in favor of **James Gregory Hernandez** and **Heather Le Ann Hernandez**, for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion ("Grantee").

**Article I**  
**Conveyance**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Million Three Hundred Fifty Five Thousand and No/100 Dollars (\$1,355,000.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described as follows:

Lot 15-28, according to the Survey of Mt. Laurel - Phase III B, Sector 2, as recorded in Map Book 41, Page 44, in the Probate Office of Shelby County, Alabama.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. All easements, restrictions, rights-of-way, reservations, building setback lines and other matters of record, including, specifically, but without limitation: (a) the Mt. Laurel Master Deed Restrictions dated September 1, 2000 and recorded as instrument #2000-35579 in the Office of the Judge of Probate of Shelby County, Alabama, together with all amendments thereto (collectively, as son amended, the "Master Deed Restrictions") and the Mt. Laurel Declaration of Charter, Easements, Covenants, and Restrictions dated September 1, 2000 and recorded as Instrument #2000-35580, the Office of the Judge of



**Real Estate Sales Validation Form**

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

Grantor's Name James Woods Development, Inc.

Grantee's Name James Gregory Hernandez and Heather Le Ann Hernandez

Mailing Address PO Box 382226 Birmingham, AL 35238

Mailing Address 63 Nolen Street Birmingham, AL 35242

Property Address 63 Nolen Street Birmingham, AL 35242

Date of Sale March 5, 2025

Total Purchase Price \$ 1,355,000.00

or \_\_\_\_\_

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

or \_\_\_\_\_

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



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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
- Sales Contract
- Closing Statement
- Appraisal/ Assessor's Appraised Value
- Other – property tax redemption

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).

James Woods Development, Inc.

Date \_\_\_\_\_

Print James W. Woods, Jr., President

\_\_\_\_\_  
Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one