

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of Shelby

Send Tax Notice To:
Jovani Grande Calzada and Jose Francisco Calzada Grande, Jr.

377 Ozley Road
Alabaster, AL 35007

Presents:

THAT IN CONSIDERATION OF TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Adelle Belcher , A , MARRIED PERSON (herein referred to as grantors) do grant, bargain, sell and convey unto Jovani Grande Calzada, and Jose Francisco Calzada Grande, Jr. (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of the SE 1/4 of the SE 1/4 of said Section 7, thence run South along the West line of said 1/4-1/4 section a distance of 300.04 feet; thence turn left 86°58'50" a distance of 205.90 feet to the point of beginning; thence continue last course a distance of 192.20 feet; thence turn right 87°08'05" a distance of 611.49 feet to the centerline of Shelby County Highway #340; thence turn right 98°30'03" along said highway a distance of 174.26 feet; thence turn right 00°04'08" along said highway a distance of 26.06 feet; thence turn right 81°53' 17" a distance of 591.02 feet to the point of beginning; being situated in Shelby County, Alabama.

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

Subject to Mineral and Mining rights of record.

\$194,000.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

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

To Have And To Hold unto the said 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.

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 THE 12TH DAY OF


Adelle Belcher

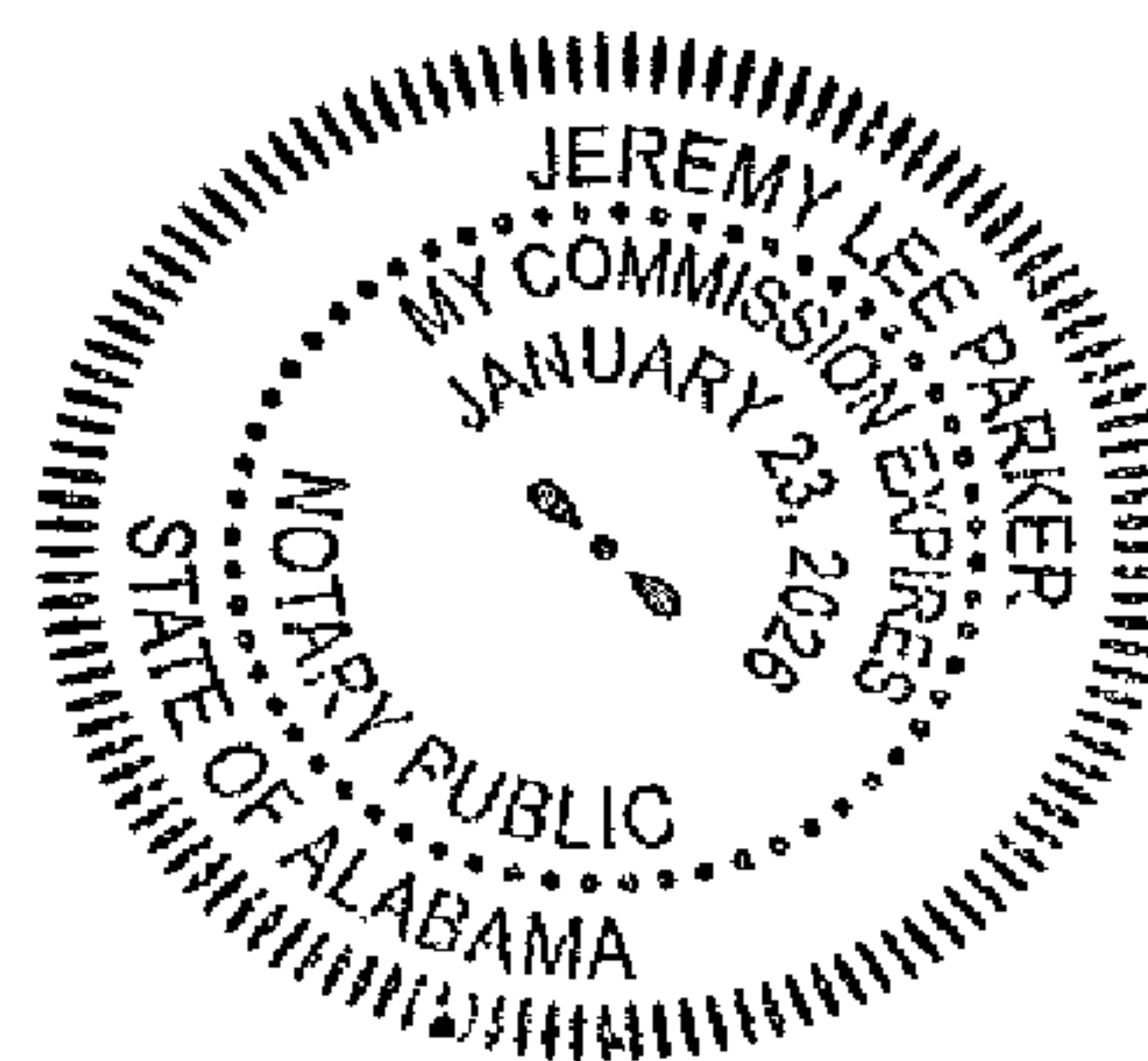
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Adelle Belcher whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of March, 2025

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


Notary Public
My Commission Expires:



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

Grantor's Name	Adelle Belcher	Grantee's Name	Jovani Grande Calzada Jose Francisco Calzada Grande Jr.
Mailing Address	377 Ozley Road Alabaster, AL 35007		377 Ozley Road Alabaster, AL 35007
Property Address	377 Ozley Road Alabaster, AL 35007	Date of Sale	March 12, 2025
		Total Purchase Price	\$200,000.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$

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
☒ 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: 03/12/2025

Print Adelle Belcher
 Sign: Adelle Belcher
 Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

(verified by)
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2025 01:48:37 PM
\$34.00 BRITTANI
20250314000077690



Adelle S. Beal