

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Ana Isabel Carballal Gonzalez  
418 Chase Plantation Pkwy  
Hoover, AL 35244

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Ninety-Two Thousand And No/100 Dollars (\$292,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, The Reeder Living Trust, dated April 12, 2019, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ana Isabel Carballal Gonzalez (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 18, according to the survey of Chase Plantation, 4th Sector, as recorded in Map Book 9, Page 156 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$90,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30 day of April, 20 25.

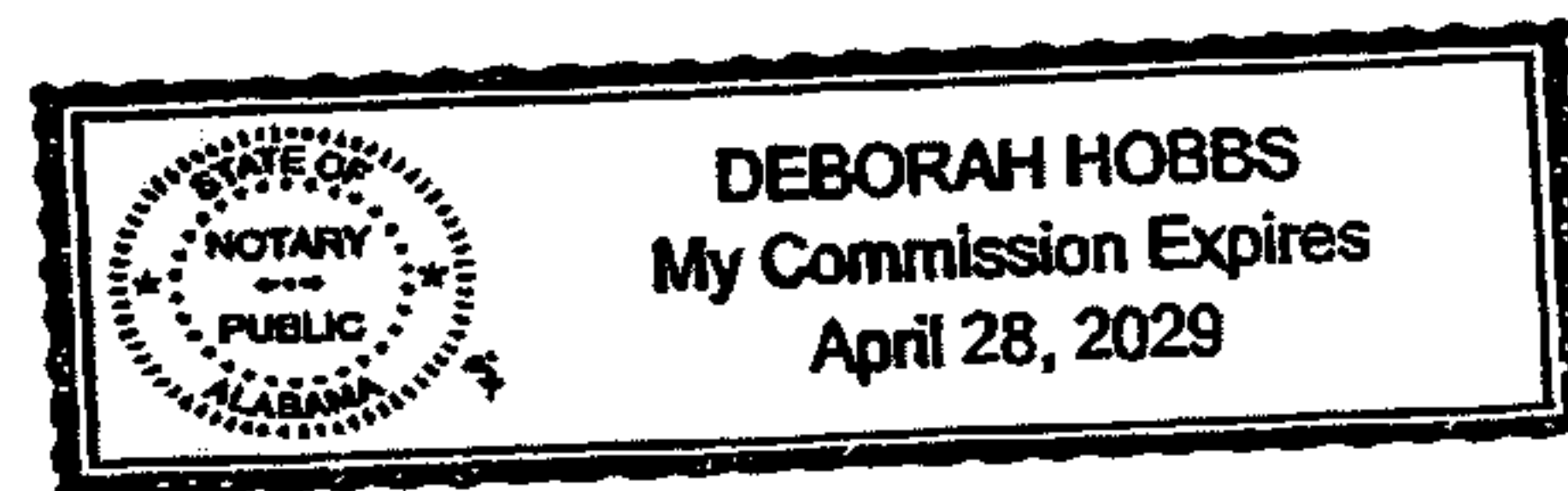
The Reeder Living Trust, Dated April 12, 2019

BY: Elizabeth North  
Elizabeth North  
Trustee

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Elizabeth North, whose name as Trustee of The Reeder Living Trust, dated April 12, 2019, 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 they executed the same voluntarily and in their capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 30<sup>th</sup> day of April, 20 25  
Deborah Hobbs  
Notary Public  
My commission expires: 4-28-2029



**Real Estate Sales Validation Form**

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

Grantor's Name The Reeder Living Trust, Dated April 12, 2019 Grantee's Name Ana Isabel Carballal Gonzalez

Mailing Address 708 Colony Circle  
Homewood, AL 35209

Mailing Address 418 Chase Plantation Pkwy  
Hoover, AL 35244

Property Address 418 Chase Plantation Pkwy  
Hoover, AL 35244

Date of Sale April 30, 2025

Total Purchase Price \$292,000.00

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: \_\_\_\_\_

☒ 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**

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: April 30, 2025

Sign \_\_\_\_\_

Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/07/2025 03:50:41 PM  
\$230.00 PAYGE  
20250507000138360

*Allen S. Bayl*