

This Instrument was Prepared by:

Send Tax Notice To: Fernando Garcia Hernandez

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

661 Davis Rd
Albertville, AL 35951

File No.: 2025-23375

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **David Austin Alexander, a married man, Timothy F. Alexander, a married man and The Estate of Gary Alexander, Probate Case No. PR-2024-000555**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Fernando Garcia Hernandez**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
No part of the homestead of the grantors herein or spouse if any.
David Austin Alexander, Timothy F. Alexander and Gary Alexander were/are the surviving grantees in deed Book 329, Page 700, Probate Office, Shelby County, Alabama. Donna Sue Criswell having died or about August 18, 2011.
\$150,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of May, 2025.

David Austin Alexander Timothy F. Alexander
David Austin Alexander by Paula Alexander Timothy F Alexander
Paula Alexander
Paula Alexander
Attorney In Fact

THE ESTATE OF GARY ALEXANDER, PROBATE
CASE NO. PR-2024-000555
Timothy Alexander
Timothy Alexander
Personal Representative

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Paula Alexander as Attorney in Fact for David Austin Alexander, Timothy F Alexander, and The Estate of Gary Alexander, Probate Case No. PR-2024-000555 by Timothy Alexander as Personal Representative, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of May, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: August 19, 2028

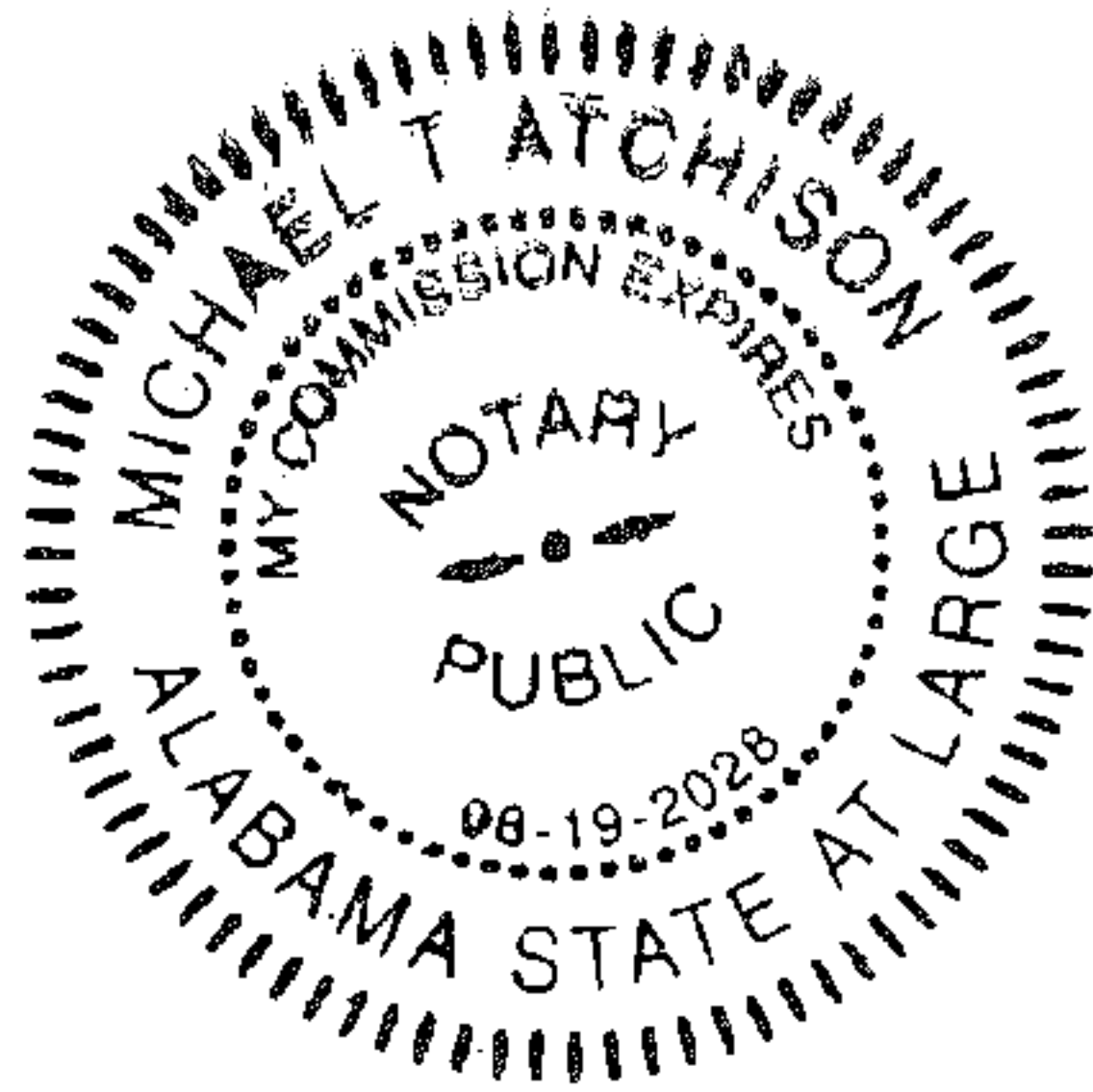


EXHIBIT A – LEGAL DESCRIPTION

Lots 11 and 12, in Block 8, according to Survey and Map of Alabaster Gardens as recorded in Map Book 3, Page 156, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/09/2025 03:32:40 PM
 \$68.00 PAYGE
 20250509000141450

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Timothy F. Alexander	Grantee's Name	Fernando Garcia Hernandez
Mailing Address	585 Hwy 48 Wilsonville, AL - 35186	Mailing Address	661 Davis Rd. Robertville, AL 35951
Property Address	955 3rd Avenue Northwest Alabaster AL 35007	Date of Sale	
		Total Purchase Price	\$185,000.00
		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

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 of 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 9 May 25

Unattested

(verified by)

Print Timothy Alexander
 Sign Timothy Alexander
 (Grantor/Grantee/Owner/Agent) circle one