



20250529000163560 1/3 \$65.00
Shelby Cnty Judge of Probate, AL
05/29/2025 11:22:04 AM FILED/CERT

This deed has been prepared without benefit of current title opinion or current survey.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
ALFREDO HERNANDEZ and NORA HERNANDEZ
959 10TH STREET - LOT 26
CALERA, ALABAMA 35040

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THIRTY SEVEN THOUSAND AND NO/100 DOLLARS (\$37,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, DANIEL HIDALGO, an unmarried man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto ALFREDO HERNANDEZ and NORA HERNANDEZ, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 5 of the Hidalgo Family Subdivision as recorded in Map Book 53 page 39 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2025, which are a lien but not yet due and payable until October 1, 2025.
2. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

Shelby County, AL 05/29/2025
State of Alabama
Deed Tax: \$37.00



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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 06
day of May, 2025.

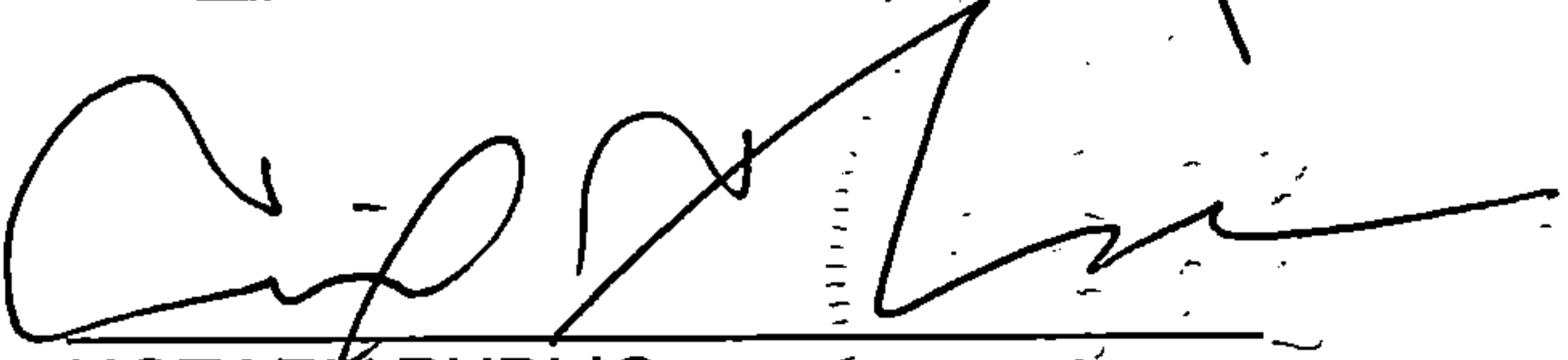


DANIEL HIDALGO

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that DANIEL HIDALGO, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 06 day of May,
2025.



NOTARY PUBLIC
My Commission Expires: 3/11/2028



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Grantor's Name:
DANIEL HIDALGO
Mailing Address:
2 VANCE STREET
PELHAM, ALABAMA 35124

Property Address:
Lot 5 of the Hidalgo Family Subdivision
Calera, AL 35040

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

Grantee's name:
ALFREDO HERNANDEZ and NORA HERNANDEZ
Mailing Address:
959 10TH STREET- LOT 26
CALERA, ALABAMA 35040

Date of Sale: 5/6/2025, 2025
Total Purchase Price: \$37,000.

or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____