

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

**SEND TAX NOTICE TO:**  
Jhoana Lorenzo Perez  
801 1st Ave W  
Alabaster, AL 35007

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Ninety Thousand And No/100 Dollars (\$190,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Gabriel Mark Montoya and Ingrid Yecenia Montoya, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jhoana Lorenzo Perez (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:**

Begin at the Southwest corner of Lot 1, in Block 2, according to Nickerson's Survey of Helena Road, as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Alabama, and run in a Northerly direction along the West line of said Lot 1 for a distance of 450 feet to the point of beginning; thence continue in a Northerly direction along the West line of said Lot 1 a distance of 168.85 feet; thence run in an Easterly direction along the North line of said Lot 1 a distance of 100 feet; thence run in a Southerly direction along the East line of said Lot 1 a distance of 168.85 feet; thence run in a Westerly direction 100 feet to the point of beginning; lying and being in Block 2 of Nickerson's Survey on Helena Road in the NE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West, according to said Plat recorded in Map Book 3, Page 116 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 \$184,300.00 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 28 day of May, 2025.

Gabriel Mark Montoya  
Gabriel Mark Montoya

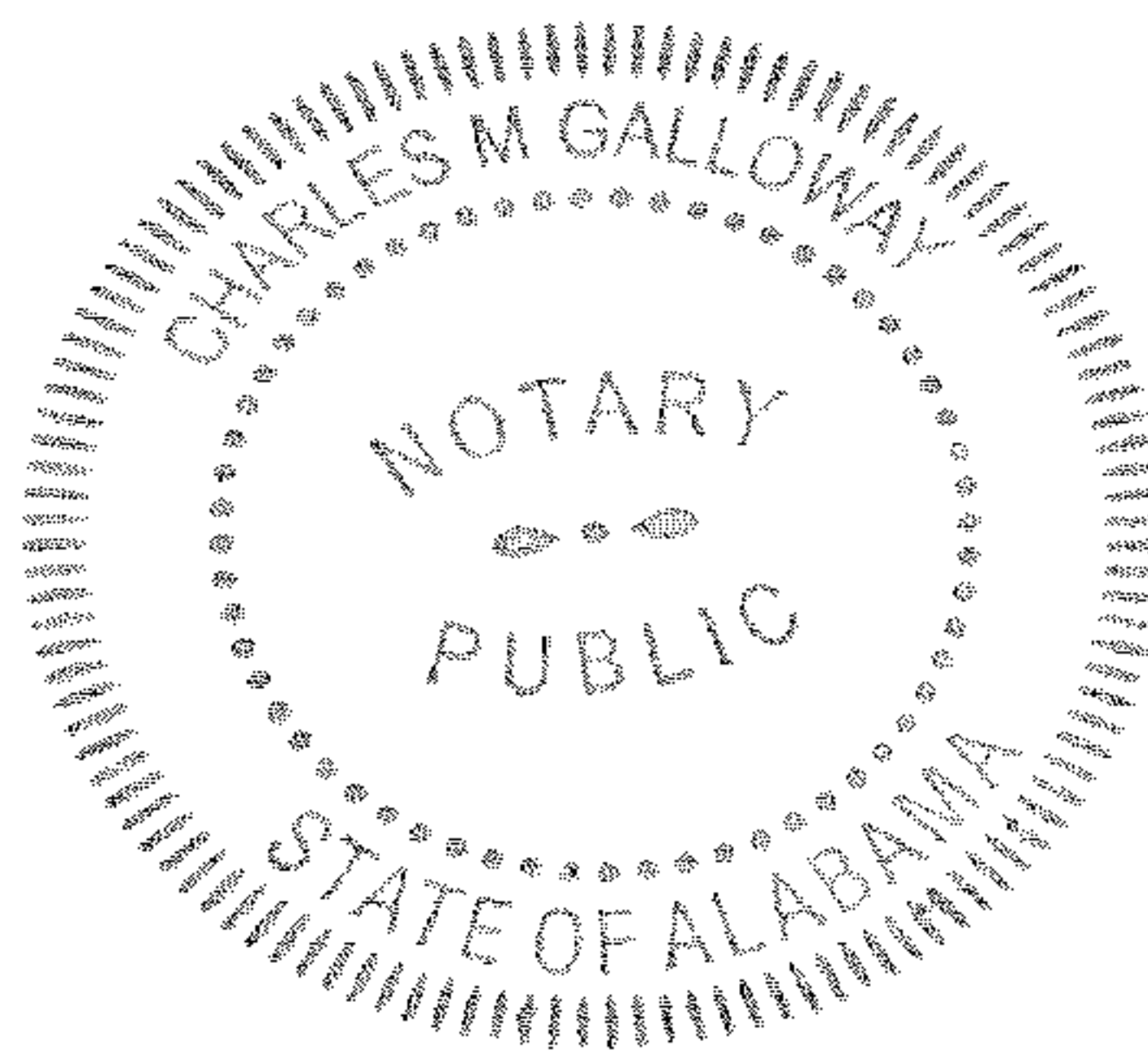
Ingrid Yecenia Montoya  
Ingrid Yecenia Montoya

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gabriel Mark Montoya and Ingrid Yecenia Montoya 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 on this 28 day of May, 2025.

Notary Public  
My commission expires: 9-7-2026



**Real Estate Sales Validation Form**

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

|                  |                                                 |                         |                                      |
|------------------|-------------------------------------------------|-------------------------|--------------------------------------|
| Grantor's Name   | Gabriel Mark Montoya and Ingrid Yecenia Montoya | Grantee's Name          | Jhoana Lorenzo Perez                 |
| Mailing Address  | 1036 7th avenue SW<br>Alabaster, AL 35007       | Mailing Address         | 801 1st Ave W<br>Alabaster, AL 35007 |
| Property Address | 801 1st Ave W<br>Alabaster, AL 35007            | Date of Sale            | May 28, 2025                         |
|                  |                                                 | Total Purchase Price    | \$190,000.00                         |
|                  |                                                 | 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)

|                                                       |                                       |
|-------------------------------------------------------|---------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal    |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> 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.

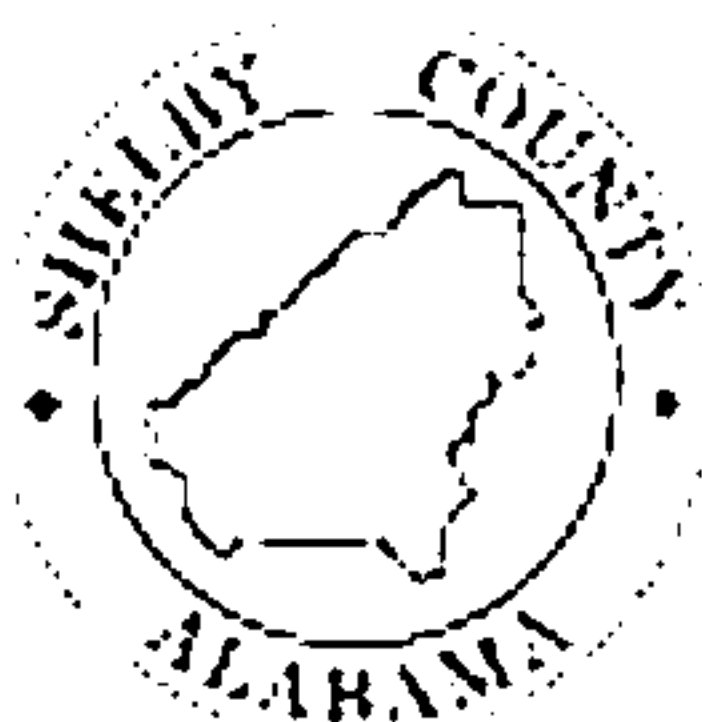
**Actual Value** - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: May 28, 2025

Sign \_\_\_\_\_  
Agent



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/02/2025 01:43:20 PM**  
**\$34.00 KELSEY**  
**20250602000167510**

*Allen S. Bayl*