

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Ramon Zamora
390 Smokey Road
Alabaster, AL 35007

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON

(Appr. Value \$179,200.00)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **(\$10.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Ben Zamora , a married person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ramon Zamora** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in **Shelby County** , State of Alabama, to-wit:

See Exhibit A for legal description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **390 Smokey Road, Alabaster, AL 35007**

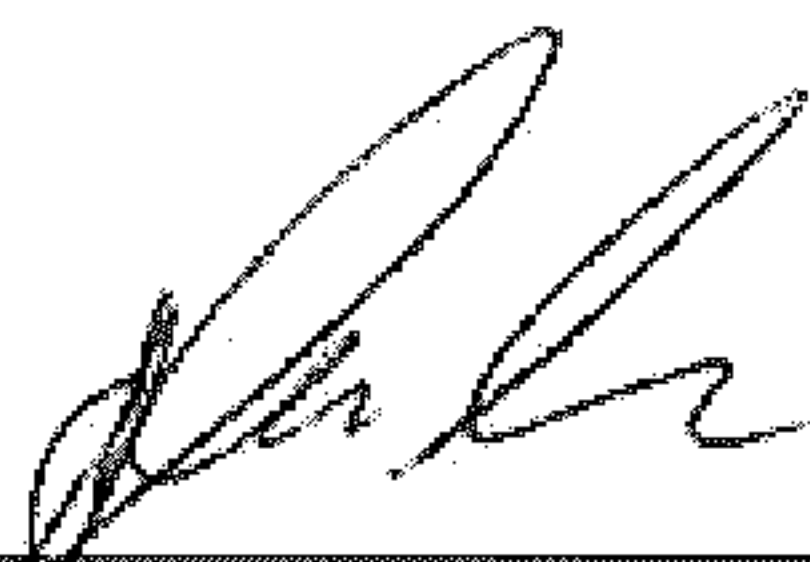
The deed was prepared without the benefit of a current title search and preparer Accepts no responsibility for same.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 19 day of **May, 2025**.

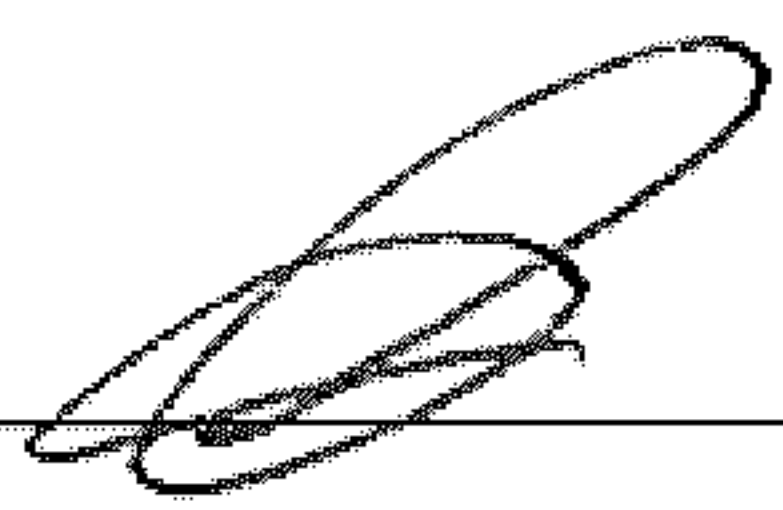


Ben Zamora

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Ben Zamora**, 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 Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of **May, 2025**



NOTARY PUBLIC
My Commission Expires: **02/21/28**

ALAN CROCKER KEITH
Notary Public, Alabama State at Large
My Commission Expires Feb. 21, 2028

EXHIBIT A

From the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and sighting Northward on the projected line of the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn right 92 degrees 54 minutes 04 seconds and run Easterly for a distance of 524 feet to the POINT OF BEGINNING; thence continue last named course for 200 feet; thence turn left 98 degrees 57 minutes and run Northwesterly for 112.5 feet to the South right of way of County Highway No. 12 (Smokey Road); thence run Northwesterly along the right of way for 169 feet; thence run Southwesterly for 139 feet to the POINT OF BEGINNING. Less and except any portion of above described property lying South of the Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, being situated in Shelby County, Alabama.

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

Grantor's Name Ben Zamora
 Mailing Address 3469 Smokey Road
Alabaster, AL 35007

Grantee's Name Ramon Zamora
 Mailing Address 390 Smokey Road
Alabaster, AL 35007

Property Address 390 Smokey Road
Alabaster, AL 35007

Date of Sale May 19, 2025
 Total Purchase Price \$10.00

or
 Actual Value _____

or
 Assessor's Market Value \$179,200

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 Tax Assessor's Appraised Value
☐ 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 May 19, 2025

Print Alan C. Keith

☐ Unattested

Sign Alan C. Keith
 (Grantor/Grantee/Owner Agent circle one)

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2025 12:21:25 PM
\$210.50 KELSEY
20250604000170740

Alan S. Bayl

Form RT-1