

This Instrument Was Prepared By:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive, Suite 100
Birmingham, Alabama 35223

Send Tax Notice To:

Alfredo Mancera Ramirez
5124 Cahaba Valley Road
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **C. Burton Dunn, Esq., as Personal Representative of the Estate of Michael W. Werntz, deceased, Shelby County Case No. PR-2025-001256** (herein referred to as "GRANTOR"), does by these presents grant, bargain, sell and convey unto **Alfredo Mancera Ramirez** (herein referred to as "GRANTEE", whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 76, according to the map and survey of Southern Pines First Sector, as recorded in Map Book 7, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, unto the said GRANTEE, its heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereto set my signature and seal, this the 22nd day of May, 2025.

WITNESS:

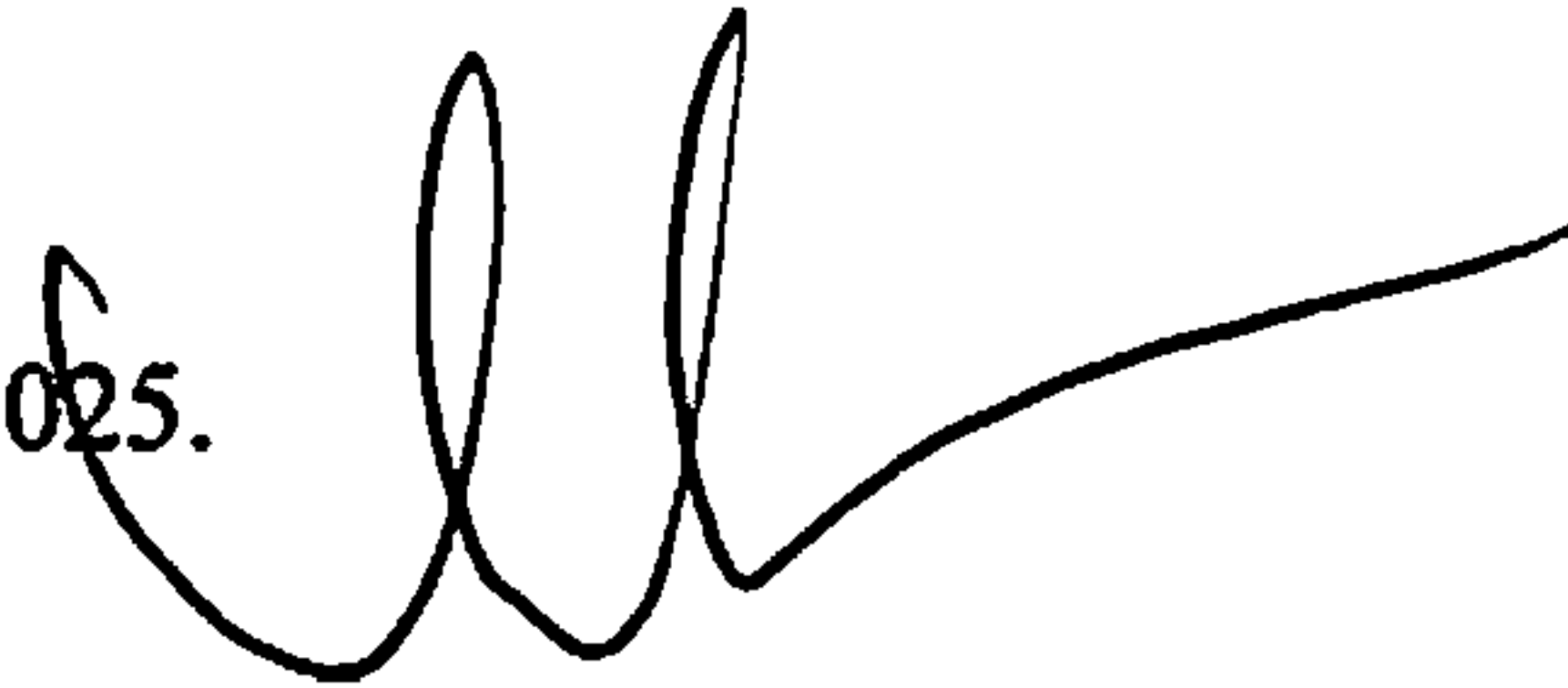
**The Estate of Michael W. Werntz,
deceased, Shelby County Case No. PR-
2025-001256**



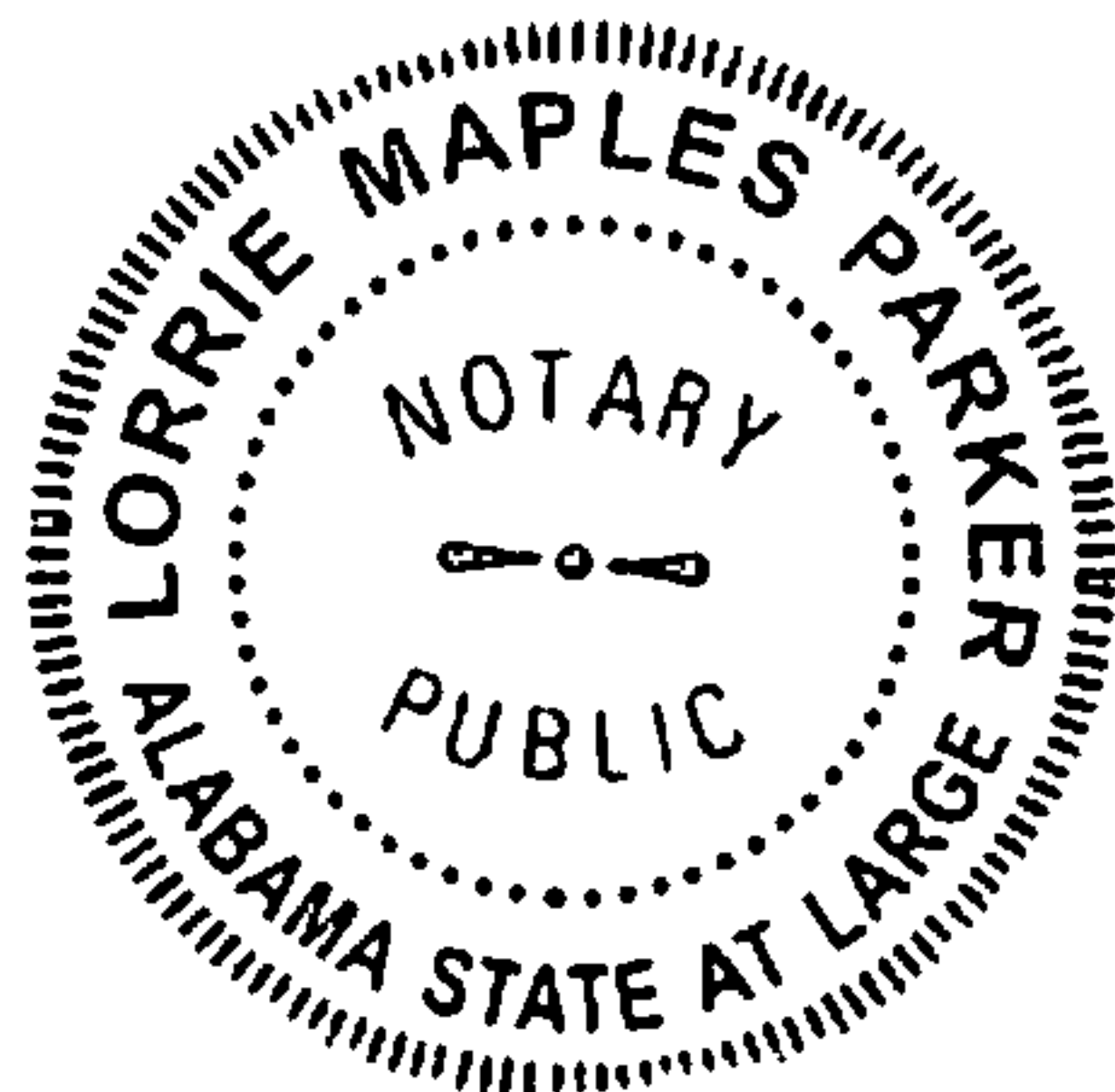
By: C. Burton Dunn, Esq.
Its: Personal Representative

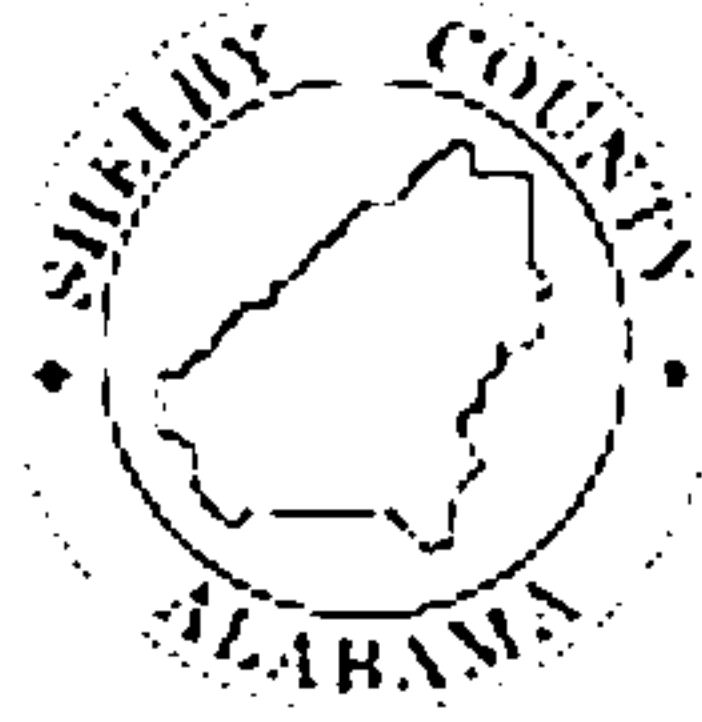
I, Lorrie Maples Parker, Notary Public for the State of Alabama, do hereby certify that C. Burton Dunn, whose name as Personal Representative of The Estate of Michael W. Werntz, deceased, Shelby County Case No. PR-2025-001256, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 22nd day of May, 2025.



Notary Public
My Commission Expires: 10/18/2027





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/04/2025 02:57:07 PM
 \$308.00 KELSEY
 20250604000171310

Alvin S. Byrd

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 Estate of Michael W. Werntz,
 deceased, Shelby County Case
 No. PR-2025-001256

Grantee's Name Alfredo Mancera Ramirez

Mailing Address c/o C. Burton Dunn, Esq.
 2 20th Street N., Ste. 1110
 Birmingham, AL 35203

Mailing Address 5124 Cahaba Valley Road
 Birmingham, AL 35242

Property Address 5077 Shelby Drive
 Birmingham, AL 35242

Date of Sale May 22, 2025
Total Purchase Price \$280,000.00

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

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other _____

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 11/4/2024

Print Alfredo Mancera Ramirez

Unattested

Sign Alfredo Mancera Ramirez
 (Grantor/Grantee/Owner/Agent) circle one