

THIS INSTRUMENT PREPARED BY:
Michael Reagan Reeves
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
JC Drywall Inc.
4133 Old Cahaba Parkway
Helena, AL 35080

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

(Tax Assessor's TMV - \$80,000.00)
KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND NO/100 (\$10.00)**) **DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Javier Canales, a married man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEE, **JC Drywall Inc., an Alabama corporation** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 3, according to the Survey of Betty Wade Life Estates, as recorded in Map Book 58, Page 59, in the Probate Office of Shelby County, Alabama.

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

Property Address: **5131 Shamrock Drive, Helena, AL 35080**

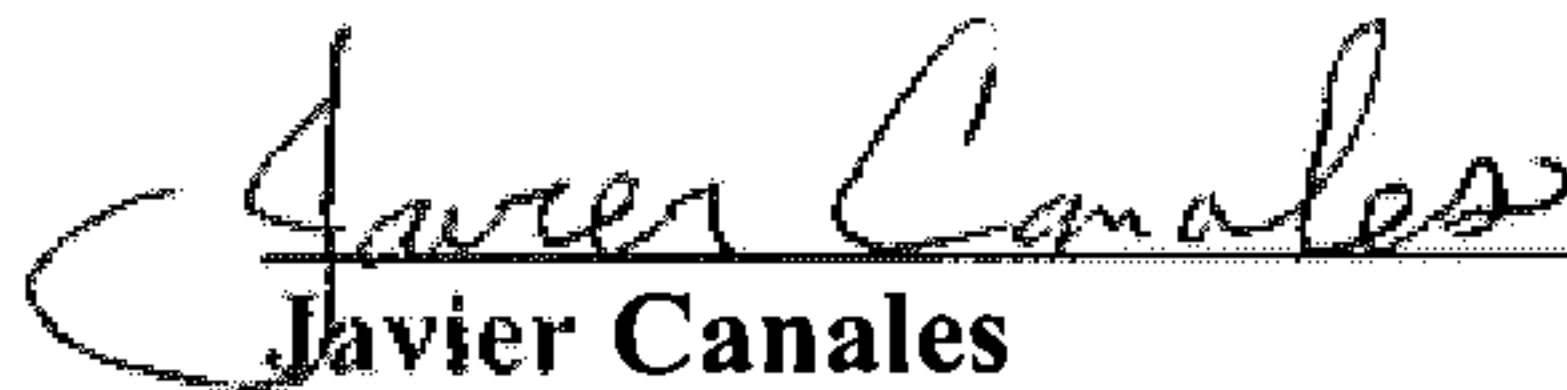
\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

Javier Canales, grantor herein, hereby certifies that the herein described property does not constitute his homestead or the homestead of his spouse.

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, its successors and assigns forever.

AND SAID GRANTOR, for said Grantor, Grantor's heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors 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 successors and assigns, forever against the lawful claims of all persons.

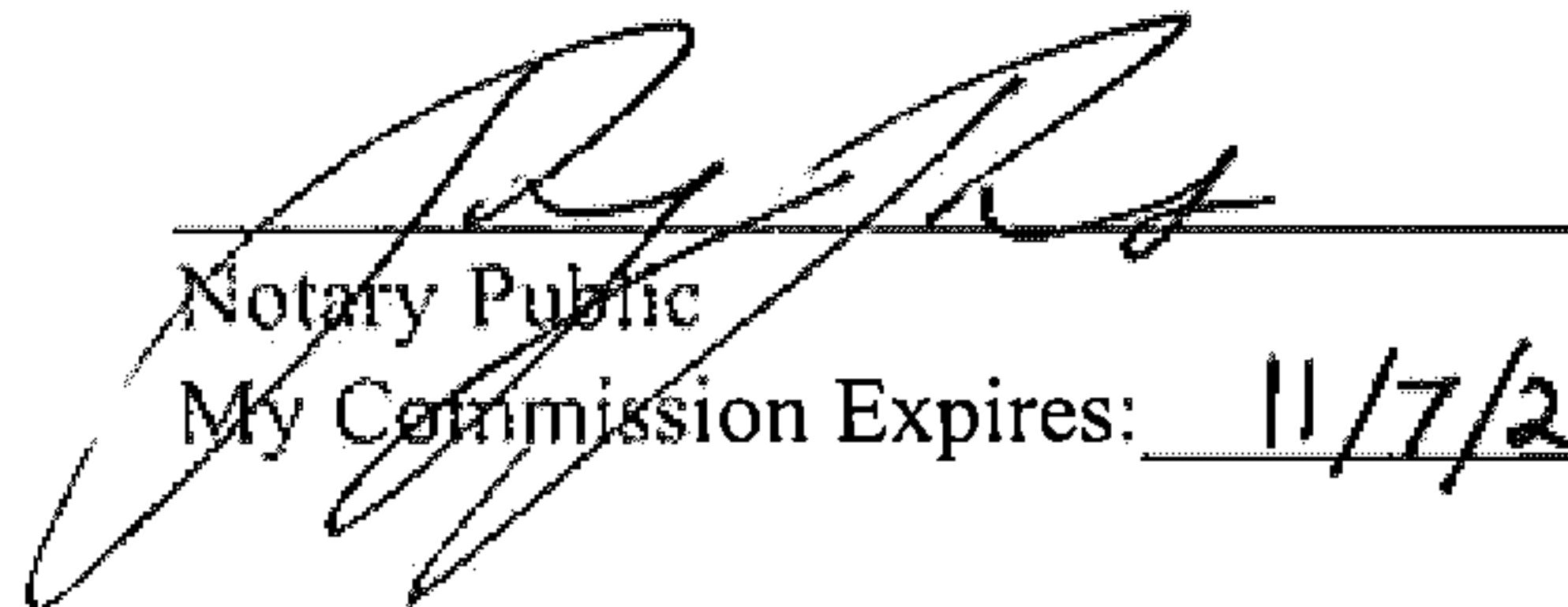
IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this **June 5, 2025.**

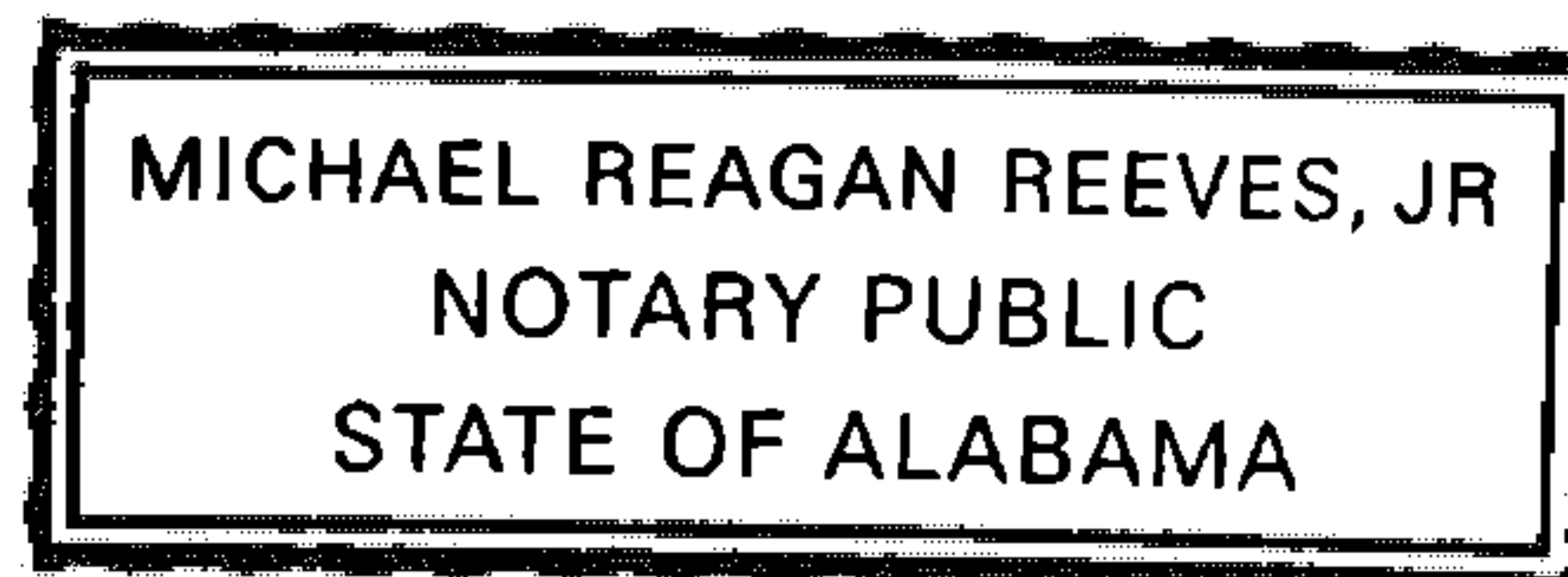

Javier Canales

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Javier Canales whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2025.


Notary Public
My Commission Expires: 11/7/2028



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

Grantor's Name Javier Canales
 Mailing Address 4133 Old Cahaba Parkway
Helena, AL 35080

Grantee's Name JC Drywall Inc.
 Mailing Address 4133 Old Cahaba Parkway
Helena, AL 35080

Property Address 5131 Shamrock Drive
Helena, AL 35080

Date of Sale 06/05/2025
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$80,000.00

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 Total Market 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 June 5, 2025

Print Michael Reagan Reeves

☐ Unattested

 (verified by)

Sign 
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2025 10:39:08 AM
\$108.00 KELSEY
20250606000173900

Form RT-1

Allen S. Bayl