



20250709000206540 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
07/09/2025 08:32:44 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:
ALMA R. BOCANEGRA GARCIA and OMAR CARDENAS CORTES
29 BLUEBIRD DRIVE
ALABASTER, ALABAMA 35007

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 TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, JUAN DE DIOS CHAVEZ LOPEZ, a married man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto ALMA R. BOCANEGRA GARCIA and OMAR CARDENAS CORTES, (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 3B, according to the Survey of Bryan's Addition to Woodland Hills, Second Phase, First Sector, being a Resurvey of Lot 3, Woodland Hills, Second Phase, First Sector, as recorded in Map Book 25, Page 37, 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.

The hereinabove described property does not constitute a part of the homestead of the Grantor and/or his spouse.

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 07/09/2025
State of Alabama
Deed Tax: \$25.00



20250709000206540 2/3 \$53.00
Shelby Cnty Judge of Probate, AL
07/09/2025 08:32:44 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th
day of May, 2025.

Juan Chavez
JUAN DE DIOS CHAVEZ LOPEZ

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JUAN DE DIOS CHAVEZ LOPEZ, 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 14th day of May,
2025.



Brandy Drawhorn
NOTARY PUBLIC
My Commission Expires: 1/9/2029



20250709000206540 3/3 \$53.00
Shelby Cnty Judge of Probate, AL
07/09/2025 08:32:44 AM FILED/CERT

Grantor's Name:
JUAN DE DIOS CHAVEZ LOPEZ

Grantee's name:
ALMA R. BOCANEGRA GARCIA and
OMAR CARDENAS CORTES

Mailing Address:
36 HOUSTON DRIVE
PELHAM, ALABAMA 35124

Mailing Address:
29 BLUEBIRD DRIVE
ALABASTER, ALABAMA 35007

Property Address:
29 BLUEBIRD DRIVE
ALABASTER, ALABAMA 35007

Date of Sale: May 14, 2025
Total Purchase Price: \$25,000

or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____