

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

1 Oakdale Dr.
Montevallo, AL 35115

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of One Hundred Ten Thousand and 00/100 (\$110,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Daniel Hildago d/b/a DHF Investments and DHF Investments, L.L.C., a Single person, in hand paid by the GRANTEE(S), Griselda Zavala and Ashley Garcia Zavala, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1, according to Oakdale Estates, as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama

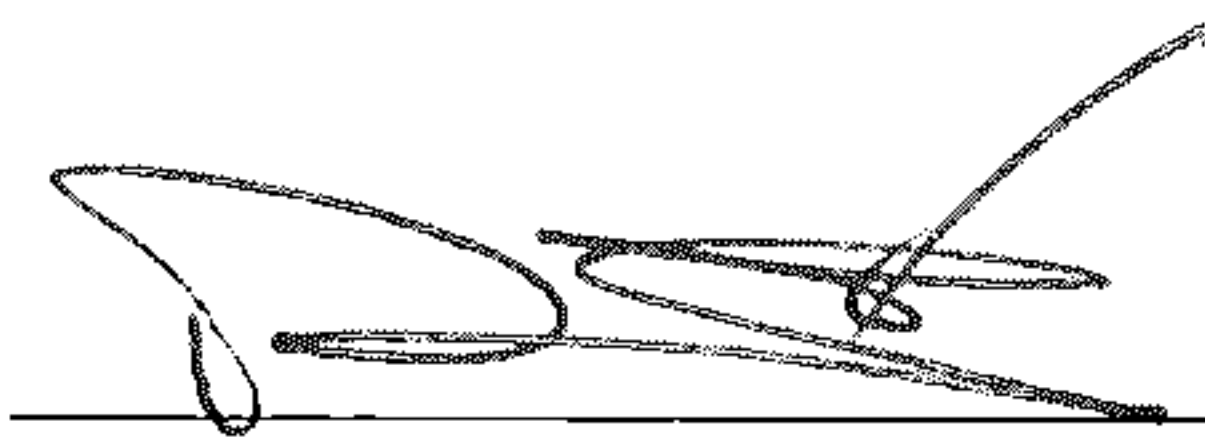
Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee

simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 5th day of December, 2024.

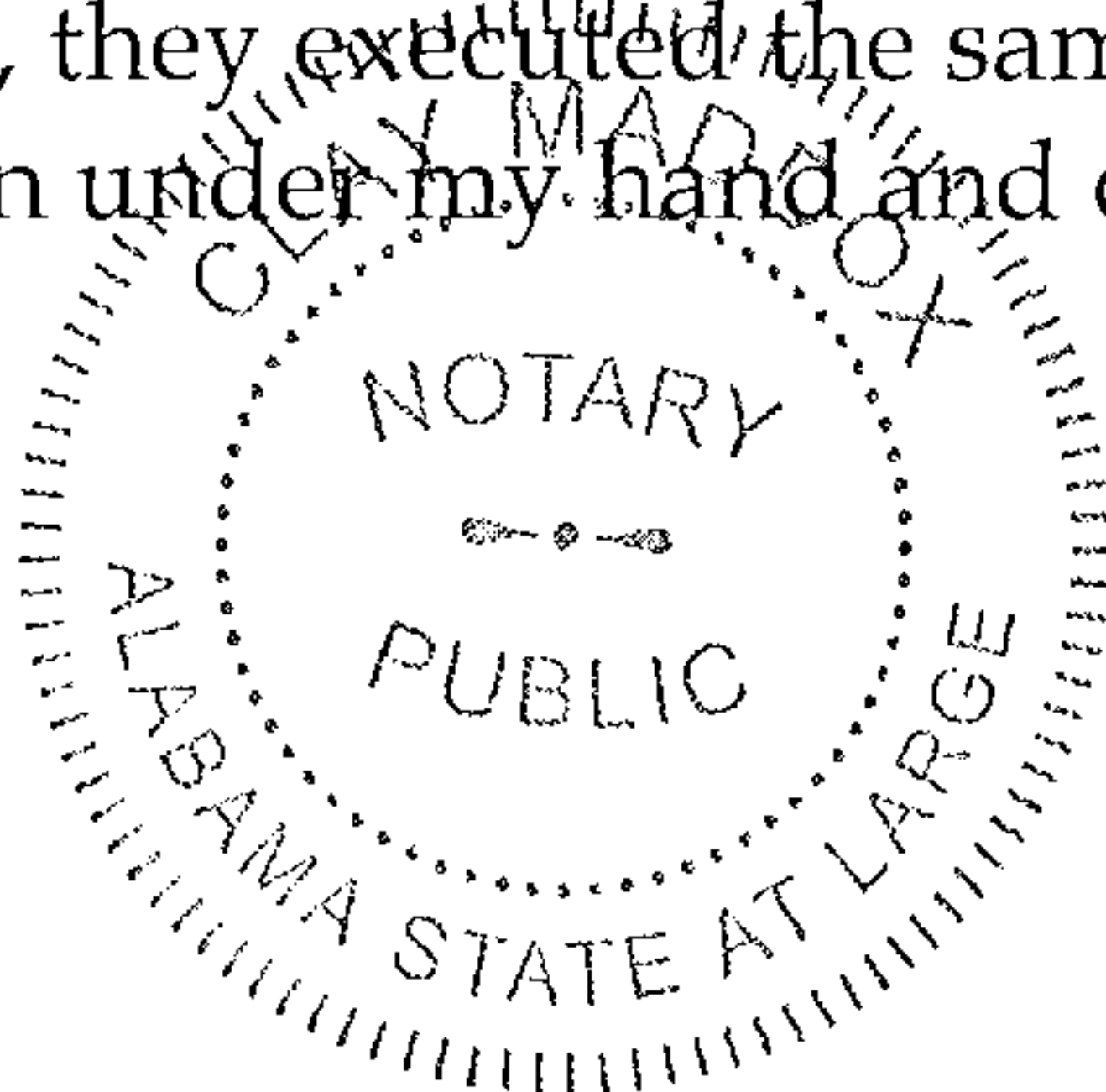


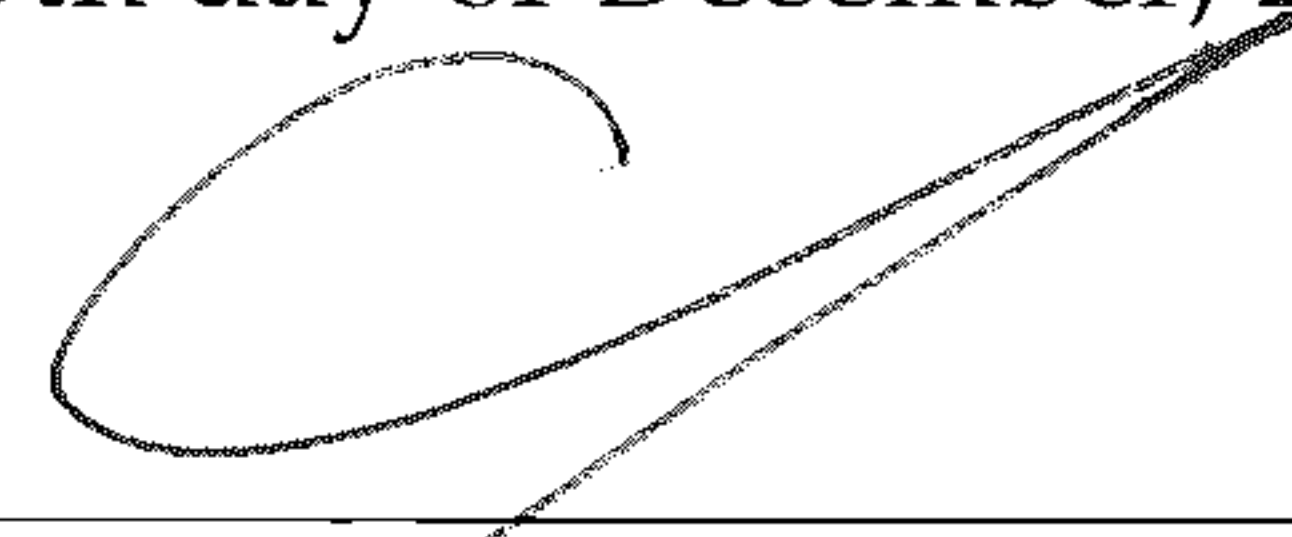
Daniel Hildago d/b/a DHF Investments
and DHF Investments, L.L.C.

STATE OF Alabama)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Daniel Hildago d/b/a DHF Investments and DHF Investments, L.L.C.** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of December, 2024.




NOTARY PUBLIC
My Commission Expires: 4-25-27

Address of Grantee:

1 Oakdale Dr.
Montevallo, AL
35115

Address of Grantor:

3736 Hwy 22
Montevallo, AL
35115

Property Address:

1 Oakdale Drive
Montevallo, AL 35115

Real Value: \$110,000.00

AFFIDAVIT OF DANIEL HIDALGO

My name is Daniel Hidalgo and I am the property owner of the subject properties that are being insured under a title insurance commitment namely file # S-22-28758 with Shelby County Abstract.

The property is titled under the name of DHF Investments, LLC. I am 100% of the business DHF Investments and I included "LLC in the name when I took title to the property.

I have never legally created DHF Investments, LLC and never registered any such business with the Secretary of State's Office. I have operated DHF Investments as a sole proprietorship and such operations have been Daniel Hidalgo dba DHF Investments.

I am in the process of employing Mr. Chris Smitherman in preparing deeds from DHF Investments to myself to avoid this issue in the future as I took multiple properties in the name DHF Investments.



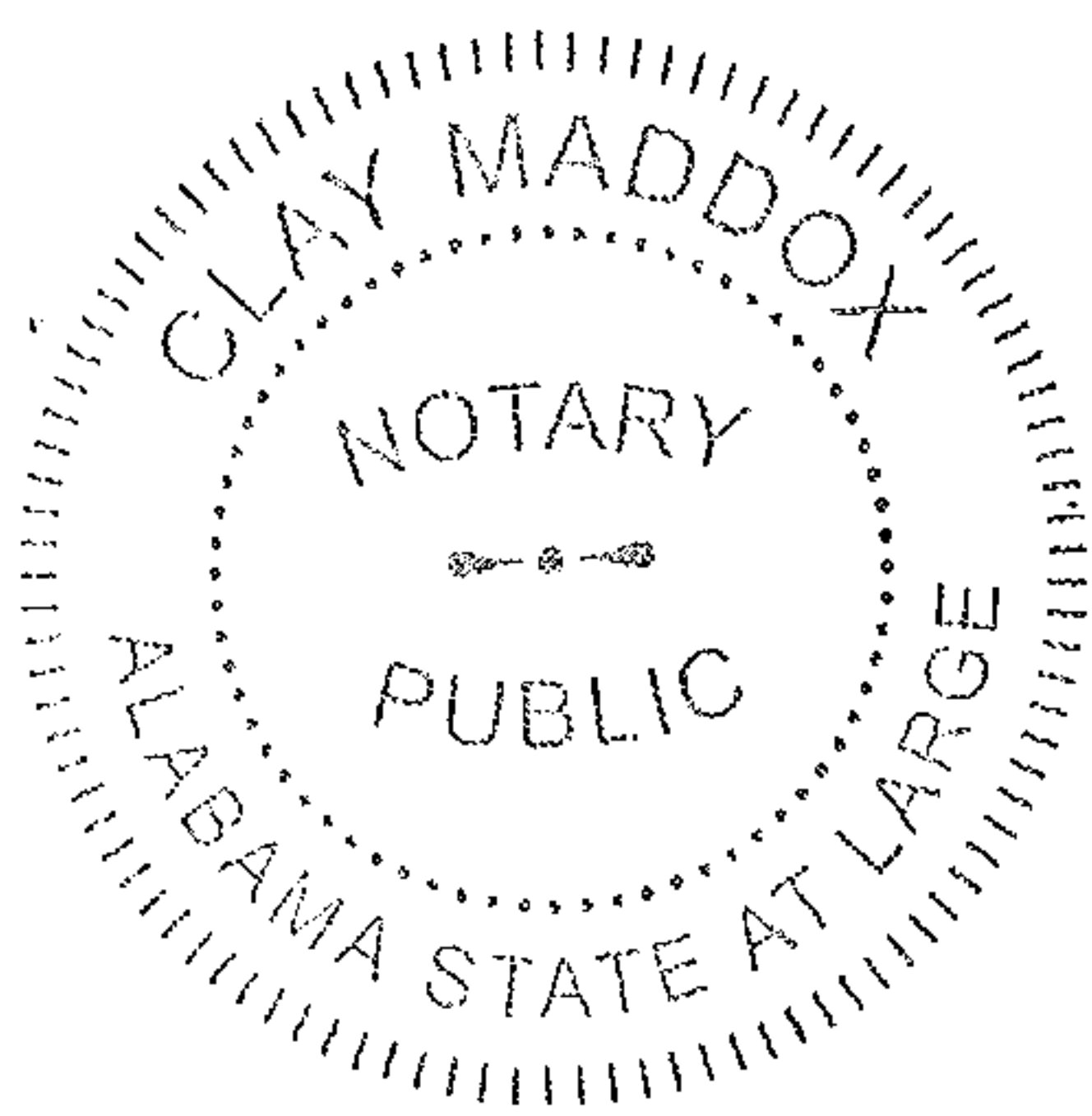
Daniel Hidalgo

Sworn to and subscribed before me this 11th day of December, 2024.



Notary Public

MCE: 4,25-27



Prepared by: Daniel Hidalgo
3736 Hwy 22
Montevallo, AL 35115

AFFIDAVIT OF DANIEL HIDALGO

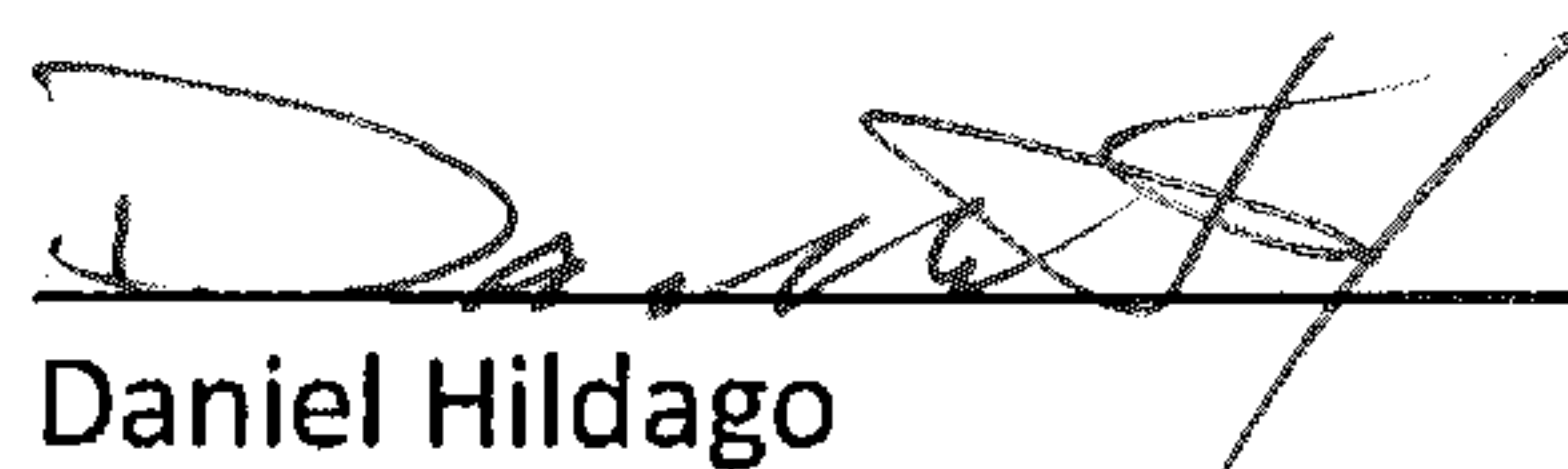
My name is Daniel Hidalgo and I am the Seller of the subject property that are being insured under title commitments, namely file #(s) S-23-29435 and S-23-29437 with Shelby County Abstract.

In the past, I was particularly inexperienced with the requirements of selling my property and even more so with securing releases when transactions fell through.

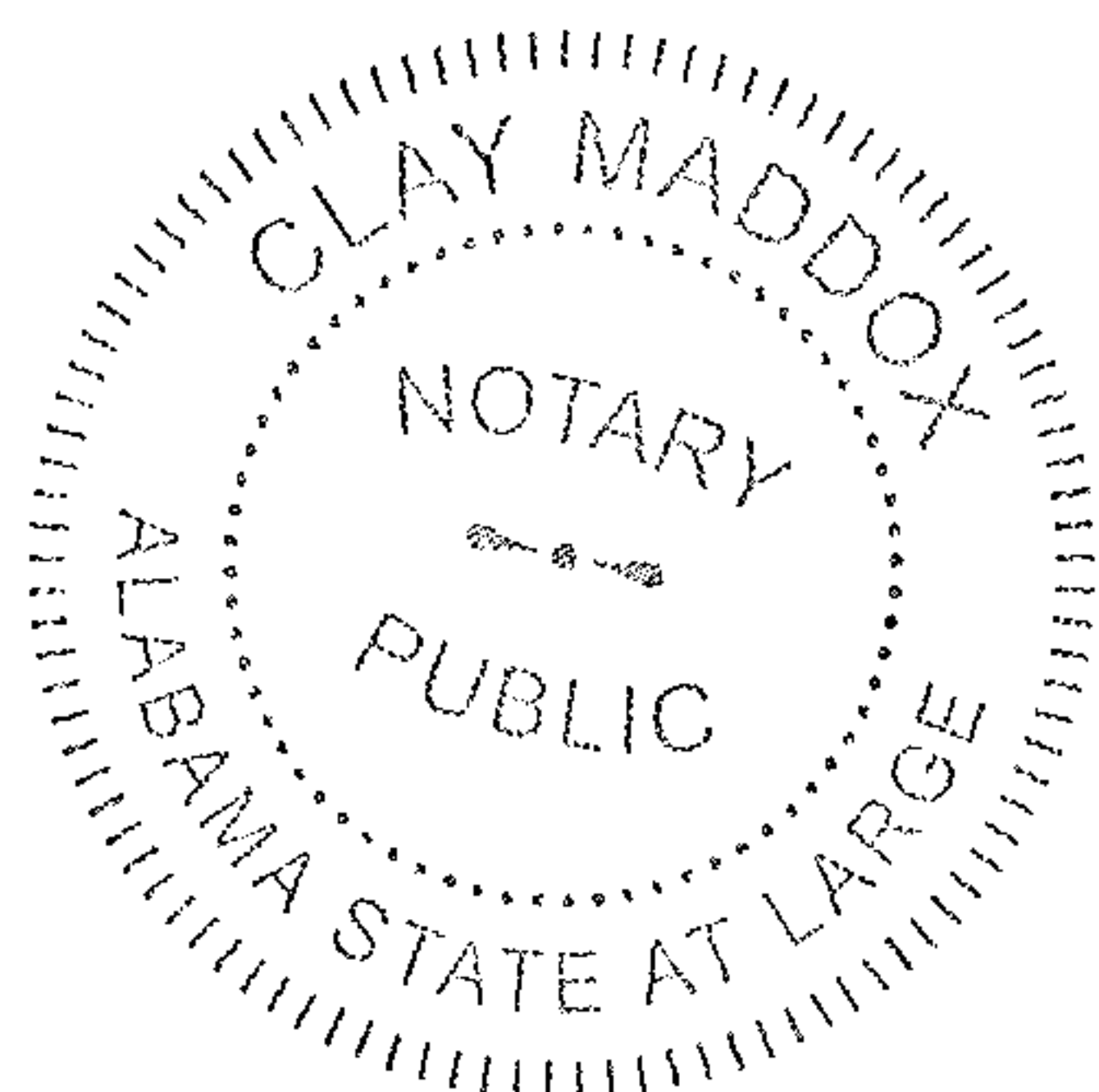
In November 2017, I entered into two (2) transactions at about the same time. The first transaction was with Juan Juvencio Maciel and Rebeca Maciel Sanchez. The other was with Kelsey Javaris Gardner and Jessica Jevencio Maciell. Neither transaction was completed due to the fact that these purchasers wanted to place mobile homes on the land and such was strictly prohibited. These transactions were recorded at 20171129000428730 and 20171120000417740 with Shelby County Judge of Probate.


Because of this situation, I returned the money and retained title to the such property. I accept full responsibility and agree to indemnify Shelby County Abstract for any liability arising out the transactions with the prospective purchasers in the aforementioned agreements.

It is my understanding that these families either returned to Mexico or are now living in Texas.


Daniel Hildago

Sworn to and subscribed before me on this the 11th day of December, 2024.




Notary Public
MCE: 4-25-27

Prepared By: Daniel Hidalgo
3736 Hwy 22
Montevallo, AL 35115



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/14/2025 08:23:01 AM
\$141.00 KELSEY
20250714000211130

Allen S. Bayl