

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Anayeli Valdes Leal
107 Heather Lane
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

Jones Rental Properties, LLC, an Alabama Limited Liability Company

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Anayeli Valdes Leal

(herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

A Parcel of land located in the S 1/2 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Section 13; thence South 81 deg 50' 28" East along the South line of said Section 13 a distance of 1560.35' (map); thence North 8 deg 09' 32" East a distance of 1059.26' (map) to the southeasterly R.O.W. line of Yeager Parkway (70' R.O.W.) and the POINT OF BEGINNING; thence North 72 deg 49' 25" East along said R.O.W. line a distance of 188.52'; thence leaving said R.O.W. line, South 49 deg 06' 22" East a distance of 131.98' to a point on the centerline of Martin Street; thence South 38 deg 08' 22" West along said centerline a distance of 92.12'; thence South 40 deg 57' 14" West along said centerline a distance of 67.98'; thence North 49 deg 06' 22" West a distance of 236.04' to the POINT OF BEGINNING.

SUBJECT TO ALL MATTERS OF RECORD

\$240,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, his/her successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is 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 his/her heirs and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 12th day of August, 2025.

Jones Rental Properties, LLC

By: 
George H. Jones III

Its: Sole Member

STATE OF ALABAMA

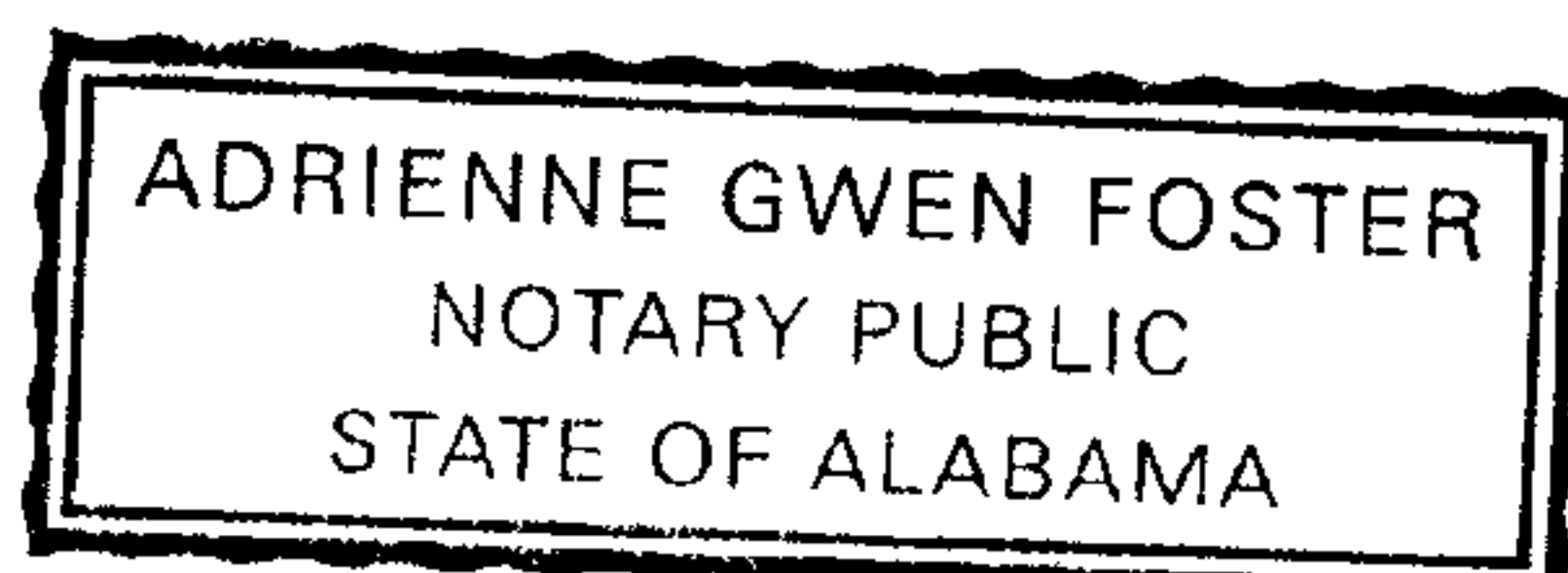
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **George H. Jones III** whose name as **Sole Member** of **Jones Rental Properties, LLC** 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, as such **Sole Member** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 12th day of August, 2025


Notary Public

My Commission Expires: 4/28/29





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/13/2025 01:20:39 PM
 \$33.00 KELSEY
 20250813000247830

Allen S. Bayal

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jones Rental Properties, LLC
 Mailing Address 300 Union Hill Drive
Birmingham, AL 35209

Grantee's Name Anayeli Valdes Leal
 Mailing Address 296 Yeager Parkway
Pelham, AL 35124

Property Address 296 Yeager Parkway
Pelham, AL 35124

Date of Sale August 12, 2025
 Total Purchase Price \$245,000.00
 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 ☐ Appraisal
☐ Sales Contract ☐ Other: _____
☒ 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: August 12, 2025

☐ Unattested _____
 (verified by)

Print: Makéila Richardson

Sign *[Signature]*
 (Grantor/Grantee/ Owner/Agent) circle one