

Send Tax Notice To & This Instrument Prepared By:
Dulce Luz Huerta
213 Rolling Mill Street
Helena, AL 35080

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *One Hundred Seventy Eight Thousand Dollars (\$178,000.00)* to the undersigned grantor, in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged,

Frank Lee Long, as Personal Representative of the Estate of William Rodney Giles, deceased, Shelby County, Alabama Probate Court Case No. PR-2024-001168;

**Frank Lee Long, a married man, and
Cheryl Crider, a married woman,**

(herein referred to as "Grantor"), grant, bargain, sell and convey unto

Dulce Luz Huerta,

(herein referred to as "Grantee", whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:


See Attached Exhibit "A" Legal Description

The grantor herein, Frank Lee Long, is one and the same person as Lee Long, a devisee named in Item Two of the Last Will and Testament of Rodney Giles, deceased, Shelby County, Alabama Probate Court Case No. PR-2024-001168.

The subject real property is neither the homestead of the grantors, nor that of their respective spouses.

To Have and to Hold to the said Grantee, his, her or their heirs and assigns forever. And Grantor does for itself and for its successors and assigns covenant with Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against all lawful claims of all persons.

In Witness Whereof, the said Grantor, **Frank Lee Long, Personal Representative of the Estate of William Rodney Giles, deceased, Shelby County, Alabama Probate Court Case No. PR-2024-001168**, who is authorized to execute this conveyance, has hereunto set her signature and seal, this 15th day of August, 2025.




Frank Lee Long, as Personal Representative of the Estate of William Rodney Giles, deceased, Shelby County, Alabama Probate Court Case No. PR-2024-001168. (Seal)

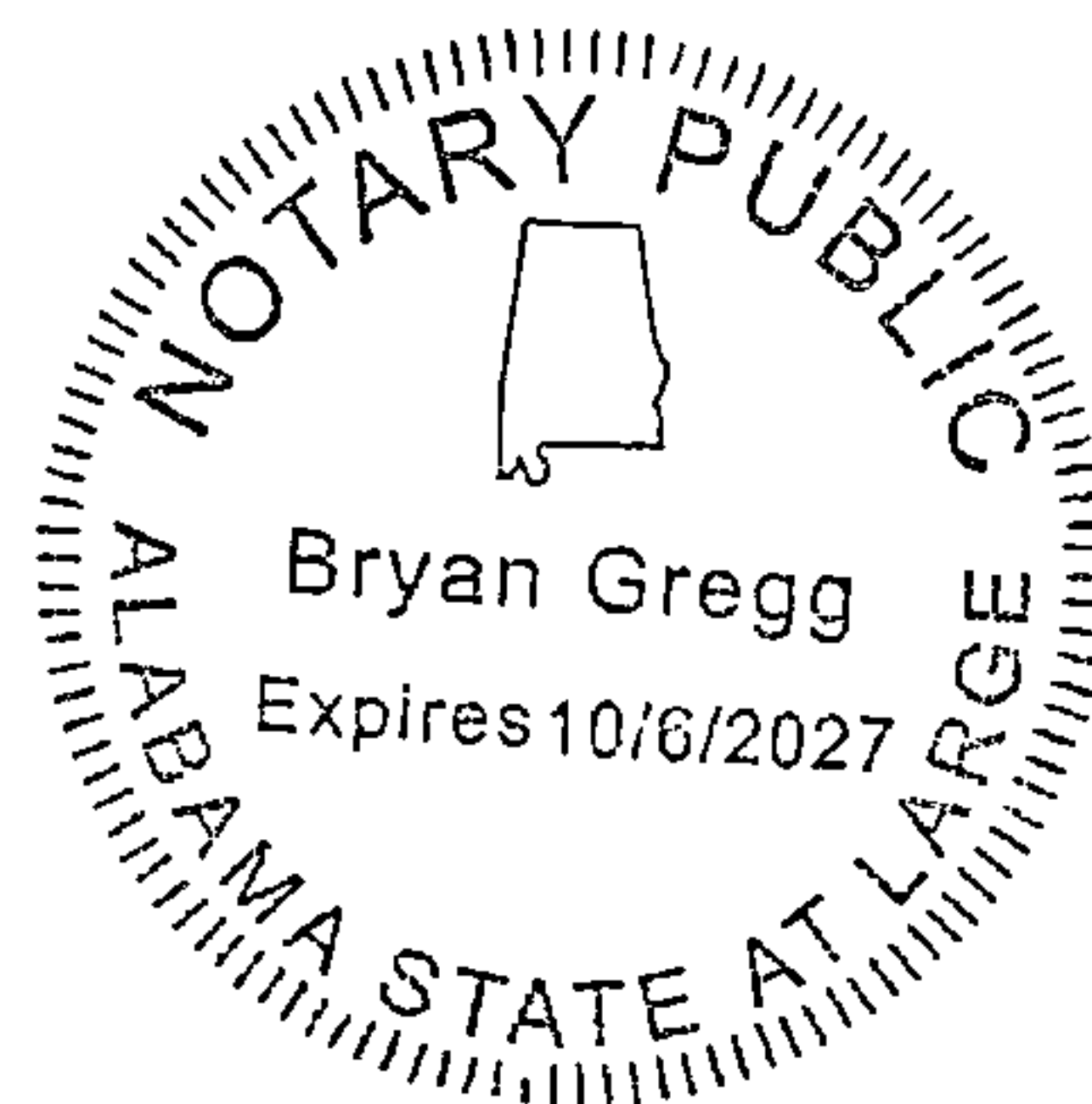
STATE OF ALABAMA
COUNTY OF SHELBY

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Frank Lee Long**, whose name(s) as **Personal Representative of the Estate of William Rodney Giles, deceased, Shelby County, Alabama Probate Court Case No. PR-2024-001168**, is 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, he, as such **Personal Representative** and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 15th day of August, 2025.




Notary Public
My Commission Expires: 10-6-2027






20250820000256150 3/5 \$215.00
Shelby Cnty Judge of Probate, AL
08/20/2025 11:28:29 AM FILED/CERT

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this
15th day of August, 2025.



Frank Lee Long (Seal)




Cheryl Crider (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

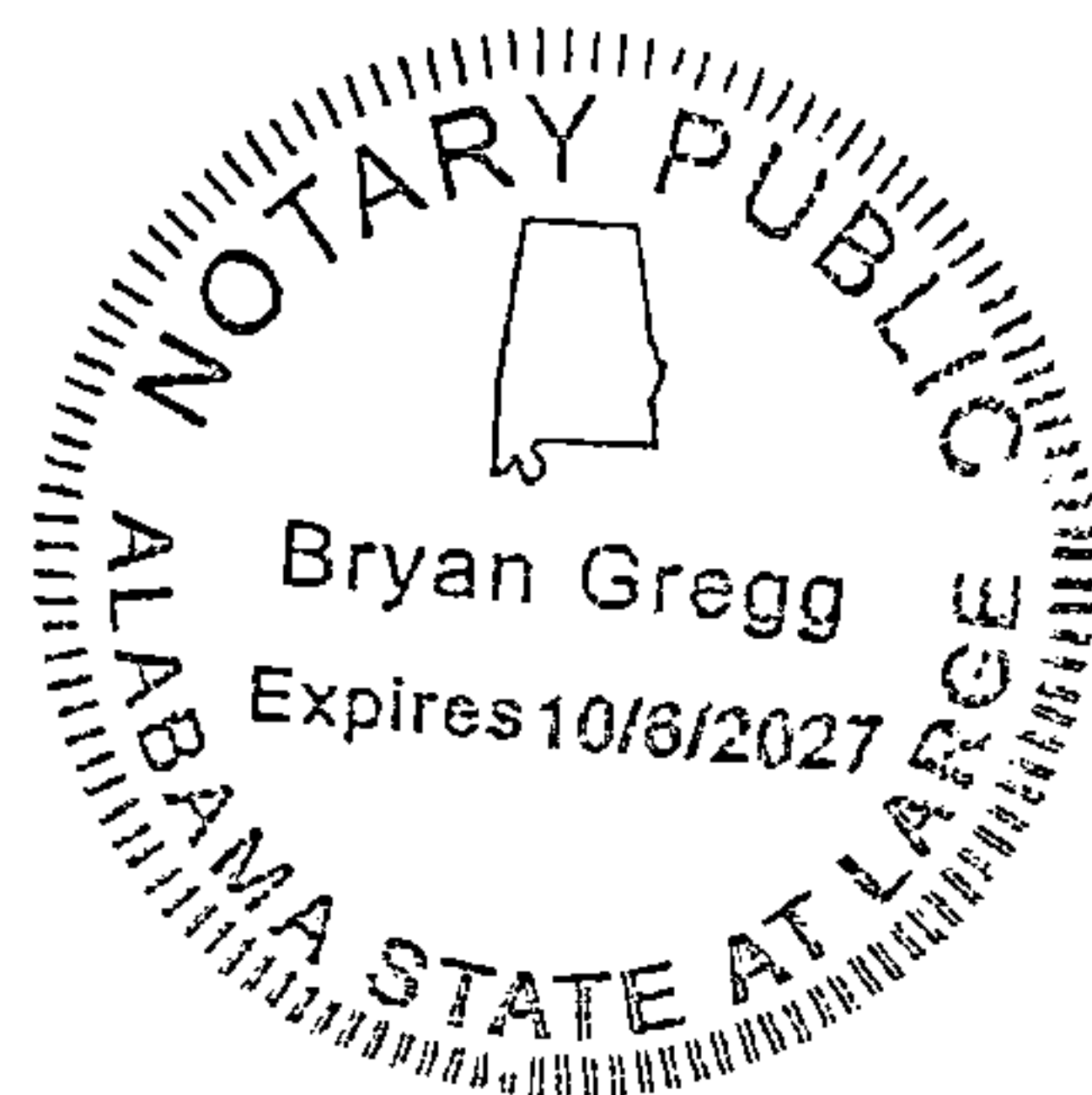
I, Bryan Gregg, a Notary Public, in and for said County in
said State, hereby certify that **Frank Lee Long and Cheryl Crider**, whose name(s) is/are signed
to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day
that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily
on the day the same bears date.

Given under my hand this 15th day of August, 2025.



Notary Public

My Commission Expires: 10-6-2027





20250820000256150 4/5 \$215.00
Shelby Cnty Judge of Probate, AL
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Exhibit "A" Legal Description

Lot 2, according to the survey of Mullins Second East Side Addition to Helena, as recorded in Map Book 4, at Page 26, in the Probate Office of Shelby County, Alabama.

Less and except that portion of the above-described lot, if any, used for the right-of-way of Pecan Lane.

Less and except that portion, if any, of the subject property which lies within the boundaries of Lot 2, according to the map, plat or survey of Pecan Grove, as recorded in Map Book 28, Page 11, in the Probate Office of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, rights-of-way of record, and mineral and mining rights not owned by grantor.



20250820000256150 5/5 \$215.00
Shelby Cnty Judge of Probate, AL
08/20/2025 11:28:29 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Frank Lee Long, ind. & Per. Rep.
Mailing Address 4175 County Road 1223 (Frank)
Vinemont, AL 35179

Grantee's Name Dulce Luz Huerta
Mailing Address 213 Rolling Mill Street
Helena, AL 35080

Property Address 213 Rolling Mill Street
Helena, AL 35080

Date of Sale August 15, 2025

Total Purchase Price \$ 178,000.00

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 8-15-2025

Print Dulce Luz Huerta

Unattested

Bryan Gregg
(verified by)

Sign

Dulce Luz Huerta
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1