

**Recordation Requested By/Return to:**  
EQUITY NATIONAL TITLE  
317 IRON HORSE WAY  
PROVIDENCE, RI 02908  
File No. ALR25-503669

**Send Tax Notices to:**  
SALVADOR JUAREZ AND KIMBERLY JUAREZ  
277 WADE DRIVE  
MONTEVALLO, AL 35115

**This Instrument Prepared By:**  
LYNN BYRD AL Bar No. ASB-6789-D60L  
o/b/o BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

## **WARRANTY DEED**

Executed this 14 day of August, 2025, for good consideration of **Zero and 00/100 Dollars (\$0.00)**, I (we) **SALVADOR JUAREZ AND KIMBERLY JUAREZ, HUSBAND AND WIFE, AND JESUS JUAREZ AND LOURDES JUAREZ, HUSBAND AND WIFE**, whose mailing address is 277 WADE DRIVE, MONTEVALLO, AL 35115, hereby bargain, deed and convey to **SALVADOR JUAREZ AND KIMBERLY JUAREZ, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS SURVIVORSHIP**, whose mailing address is 277 WADE DRIVE, MONTEVALLO, AL 35115, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

**The following described real estate, situated in Shelby County, Alabama, to-wit:**

**Lots 18 and 19, in Block 2, according to the Survey of Wilmont Gardens Subdivision, as recorded in Map Book 4, Page 6, in the Probate Office of Shelby County, Alabama.**

**APN: 36 2 09 1 001 020.000 AND 36 2 09 1 001 021.000**

**Property Address: 277 WADE DRIVE, MONTEVALLO, AL 35115**

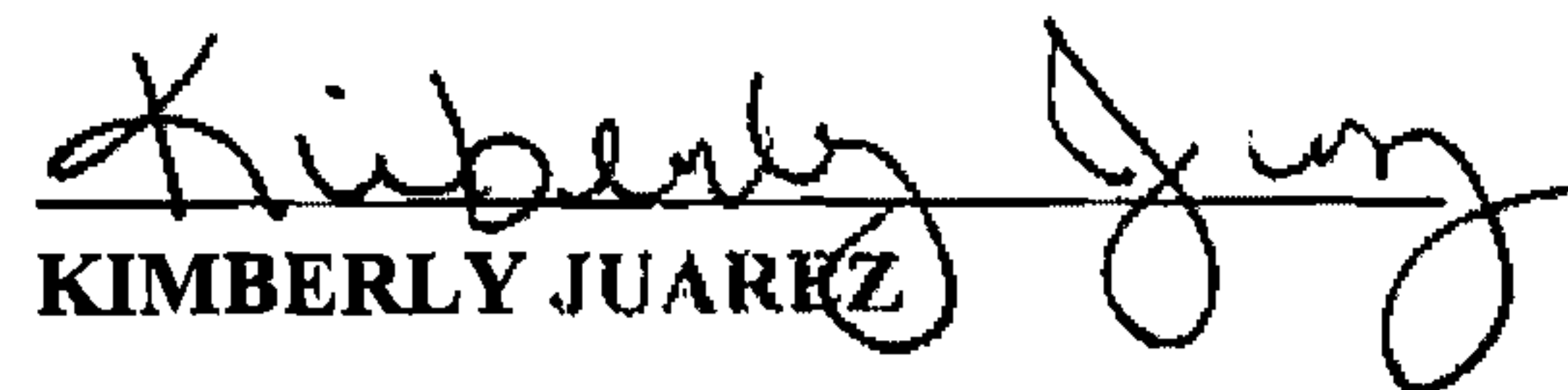
This instrument was prepared without the benefit of a title examination.

**TO HAVE AND TO HOLD** the same to the said grantees, as joint tenants 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 the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

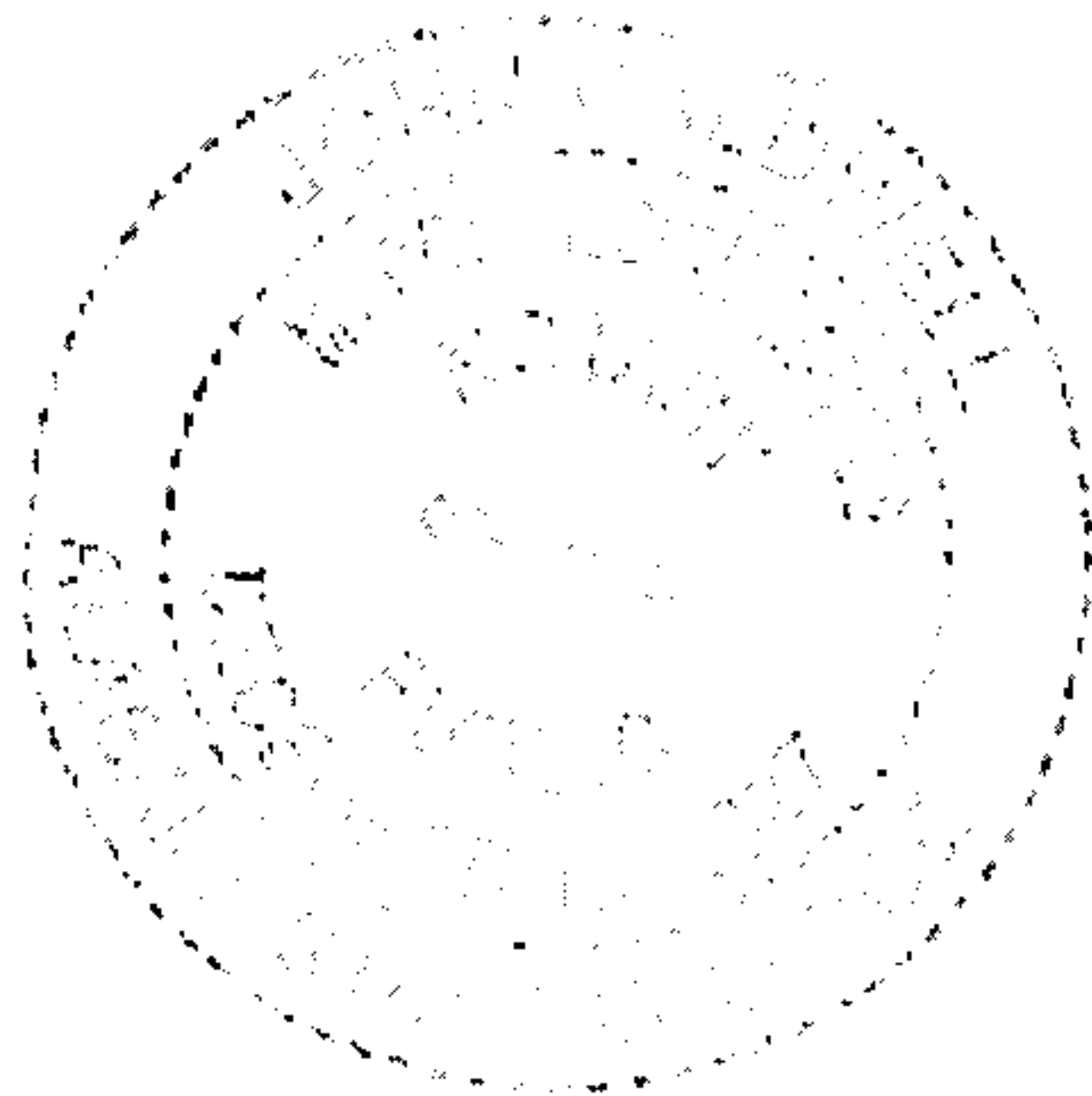
WITNESS the hands and seal of said Grantor(s) this 14 day of August, 2025.


  
SALVADOR JUAREZ

  
KIMBERLY JUAREZ

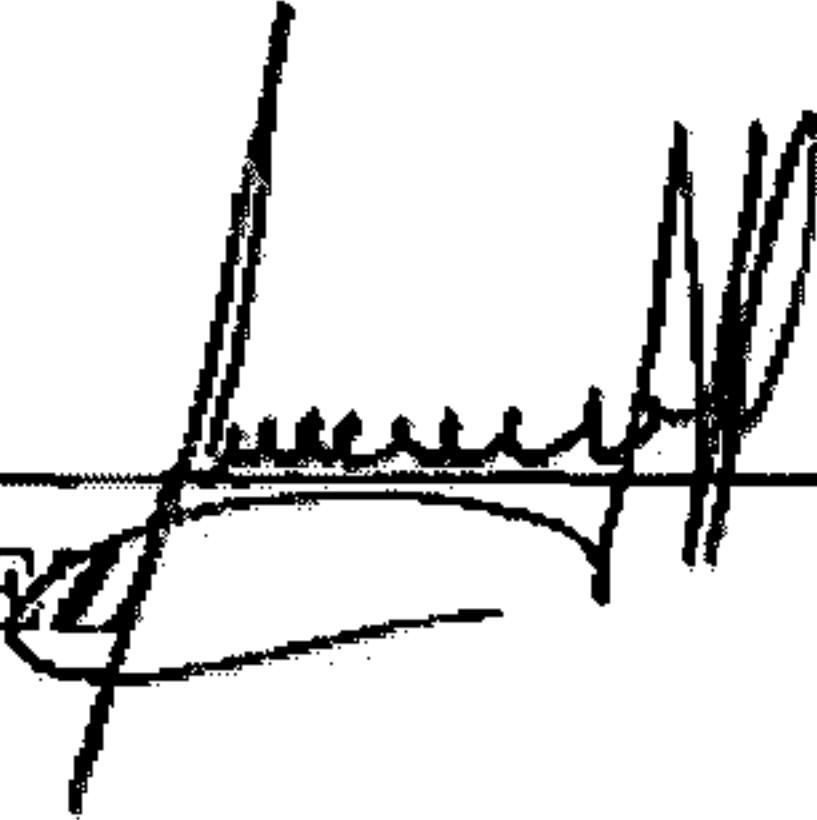
STATE OF Alabama  
COUNTY OF Chilton } SS.

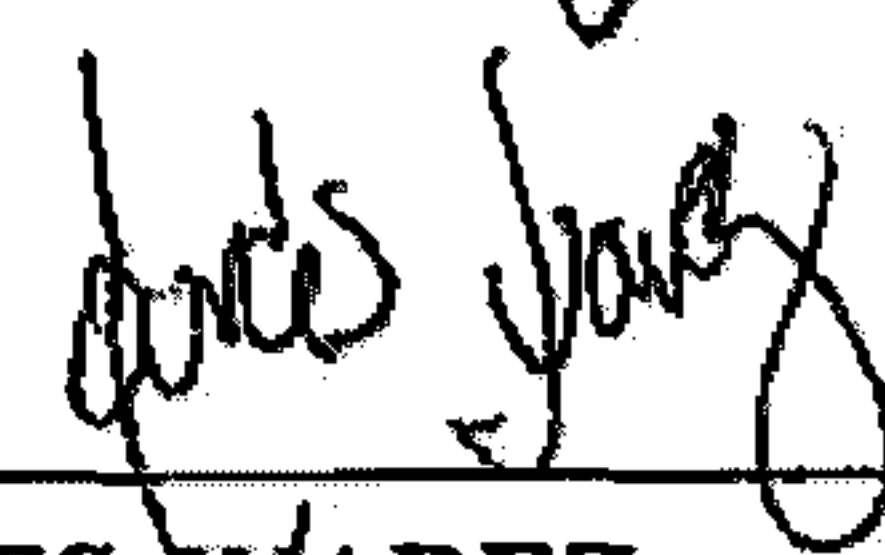
I, John Caldwell, a Notary Public, hereby certify that  
**SALVADOR JUAREZ AND KIMBERLY JUAREZ**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.  
Given under my hand this 14 day of August, 2025.



  
Notary Public, State of Alabama  
County of Chilton  
My Commission expires JOHN CALDWELL  
My Commission Expires  
12/19/2027

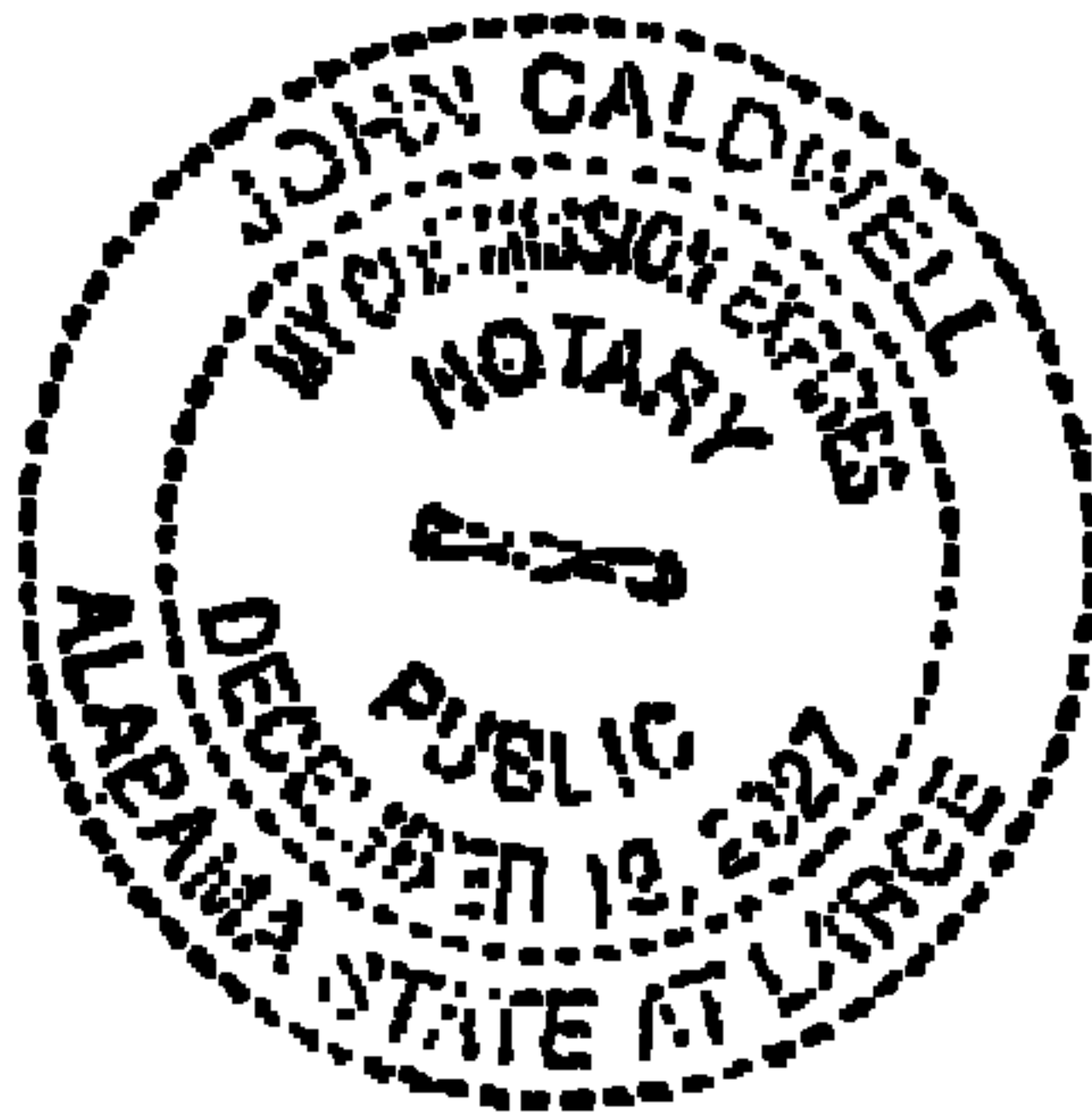
WITNESS the hands and seal of said Grantor(s) this 14 day of August, 2025.

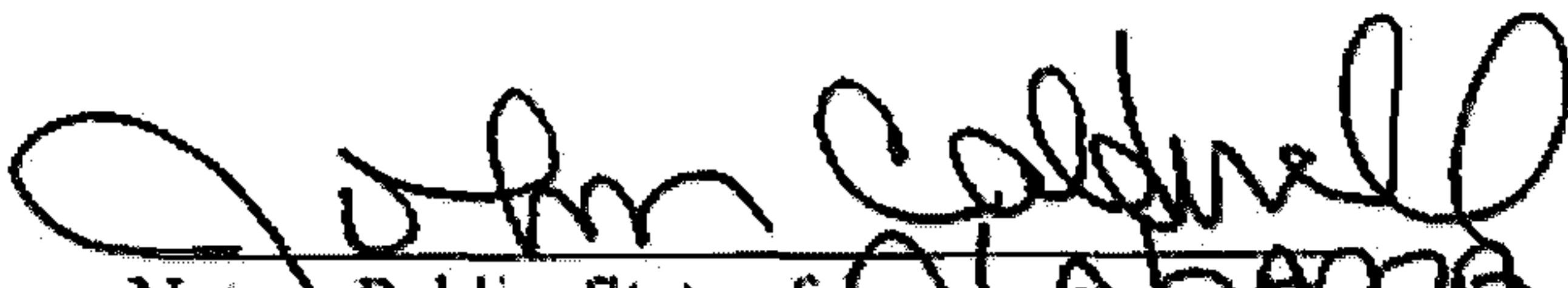
  
\_\_\_\_\_  
JESUS JUAREZ

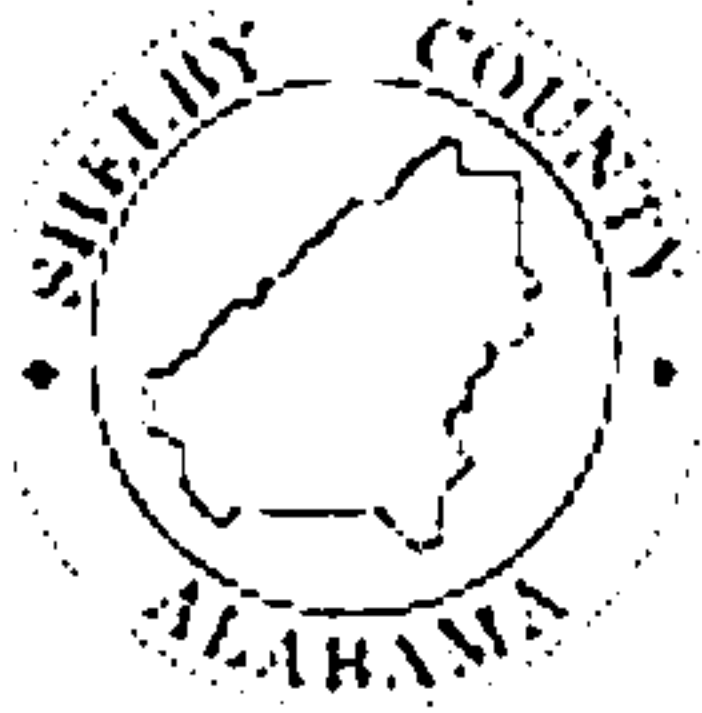
  
\_\_\_\_\_  
LOURDES JUAREZ

STATE OF Alabama  
COUNTY OF Chilton } SS.

I, John Caldwell, a Notary Public, hereby certify that JESUS JUAREZ AND LOURDES JUAREZ 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 14 day of August, 2025.



  
Notary Public, State of Alabama  
County of Chilton  
My Commission expires: JOHN CALDWELL  
My Commission Expires  
12/19/2027



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/21/2025 12:40:05 PM  
 \$134.00 BRITTANI  
 20250821000257960

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

<b>Grantor's Name</b>	<u>Salvador Juarez and Kimberly Juarez and</u>	<b>Grantee's Name</b>	<u>Salvador Juarez and Kimberly Juarez</u>
<b>Mailing Address</b>	<u>Jesus Juarez and Lourdes Juarez</u> <u>277 Wade Drive, Montevallo, AL 35115</u>	<b>Mailing Address</b>	<u>277 Wade Drive, Montevallo, AL 35115</u>
<b>Property Address</b>	<u>277 Wade Drive, Montevallo, AL 35115</u>	<b>Date of Sale</b>	<u>8/14/2025</u>
		<b>Total Purchase Price</b>	<u>\$</u>
		or	
		<b>Actual Value</b>	<u>\$</u>
		or	
		<b>Assessor's Market Value</b>	<u>\$ 100600</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Tax Assessors Card
<input type="checkbox"/> 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 8-14-25

☐ Unattested

(verified by)

Print Salvador Juarez / Kimberly Juarez  
 Sign Salvador Juarez / Kimberly Juarez  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1