

FILE NO CW-25-274

Tax Notice To: MIGUEL ANGEL HERNANDEZ PEREZ
105 Norridge Place
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTEEN THOUSAND THREE HUNDRED EIGHTY DOLLARS AND 50/100 DOLLARS US (\$118,380.50), LUIS HERNANDEZ, A MARRIED MAN, MARIA HERNANDEZ, A MARRIED WOMAN AND MIGUEL ANGEL HERNANDEZ, A SINGLE MAN, JOINT SURVIVORSHIP (hereinafter referred to as "GRANTORS"), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, MIGUEL ANGEL HERNANDEZ PEREZ (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 3, according to the Map and Survey of Stratford Place, Phase I, Final Plat as recorded in Map Book 11, Page 124, corrected and recorded in Map Book 12, Page 38, in the Office of the Judge of Probate of Shelby County, Alabama.

*Commonly known as 105 Norridge Pl, Pelham, AL 35124.
*Parcel ID No.: 11-7-36-3-000-028.003
*This is property IS the homestead of the Sellers.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ¹²28 day of August 2025.

Luis Manuel Hernandez
Luis Manuel Hernandez

Miguel Angel Hernandez Perez
Miguel Angel Hernandez Perez

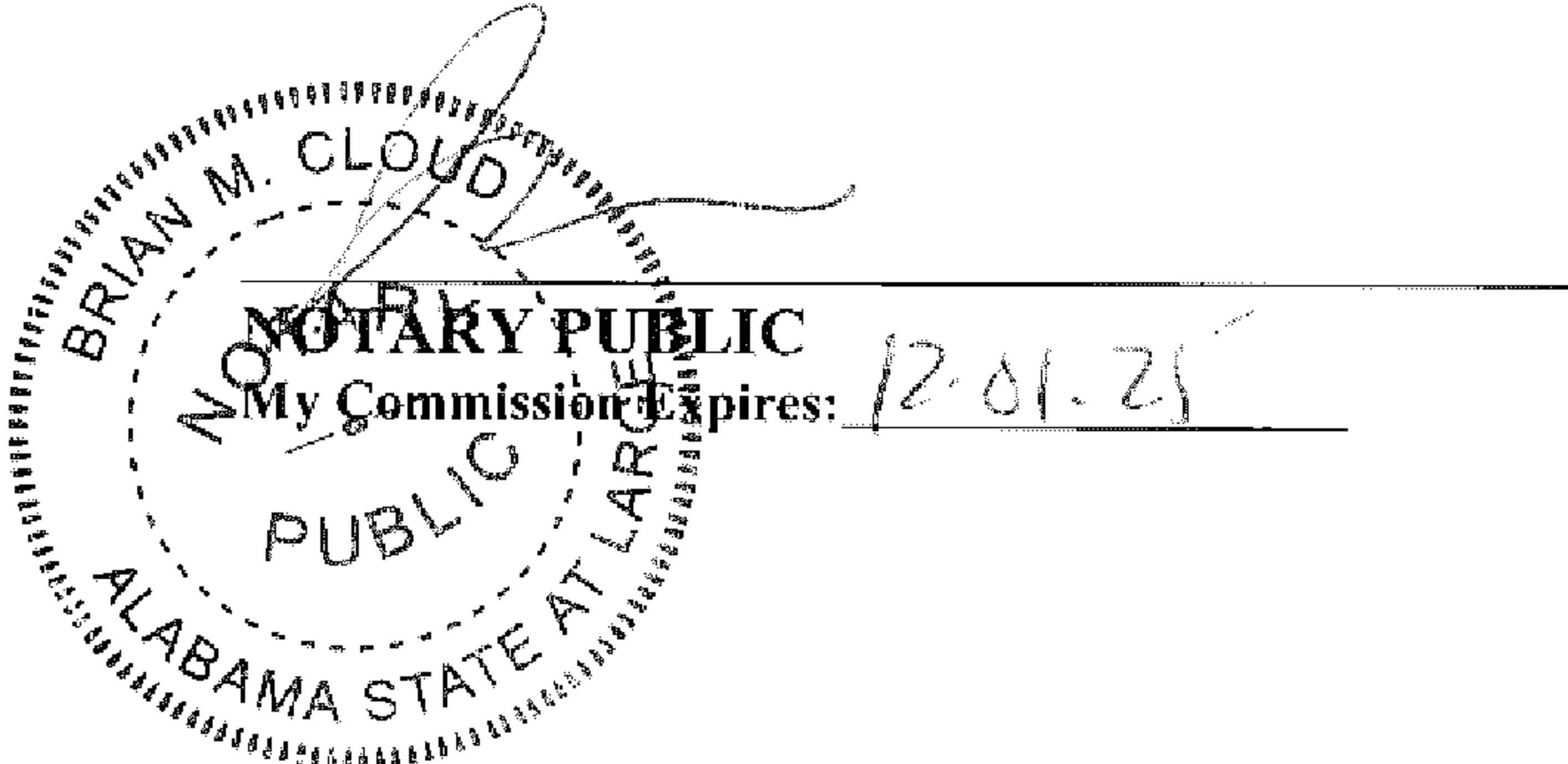
Maria Hernandez
Maria Hernandez

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Luis Manuel Hernandez, Miguel Angel Hernandez Perez and Maria Hernandez and whose name is signed to the foregoing conveyance, and who is known to me, knowingly and willingly 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.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the 28th day of August 2025.

THIS INSTRUMENT PREPARED BY:
Brian Cloud
Cloud & Willis, LLC
3928 Montclair Road Ste. 227
Birmingham, Alabama 35213
(205)322-6060



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Luis Manuel Hernandez Maria			
Grantor's Name	<u>Maria Hernandez</u>	Grantee's Name	<u>Miguel Angel Hernandez Perez</u>
	<u>Miguel Angel Hernandez</u>		
Mailing Address	<u>105 Norridge Place</u>	Mailing Address	<u>105 Norridge Place</u>
	<u>Pelham, AL 35124</u>		<u>Pelham, AL 35124</u>
Property Address	<u>105 Norridge Place</u>	Date of Sale	<u>08/28/2025</u>
	<u>Pelham, AL 35124</u>		
		Total Purchase Price	<u>118,380.50</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 08/28/2025

Unattested

(verified by)

Print [Signature]

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Date 08/28/2025

Unattested

(verified by)

Print .

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/29/2025 12:19:14 PM
\$144.50 KELSEY
20250829000267350

Allen S. Bayl