20250903000269390 09/03/2025 08:16:56 AM DEEDS 1/3

Document Prepared by: Shannon R. Crull, P.C. 3009 Firefighter Lane Birmingham, AL 35209

Send Tax Notice to: Jose Cordova 341 Wynlake Drive Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00), and other good and valuable consideration in hand paid to Hilaria Cordova, a widow (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Jose Cordova (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Park Forest Subdivision, Third Sector, as recorded in Map Book 16, Page 101, in the Probate Office of Shelby County, Alabama.

Hilaria Cordova is the surviving grantee of deed of recorded in Instrument 20060105000009610. The other grantee, Ismael Cordova, died on or about June 29, 2021.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$0.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

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IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on the date stated in the notary acknowledgement, the same to be effective as of the 29th day of August, 2025.

Hilaria Cordova

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Hilaria Cordova whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, 2025.

Notary Public

My Commission Expires:

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Real Estate Sales Validation Form

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

Grantor's Name	<u>Hilaria Cordova</u>	······································	Grantee's Name	Jose Cordova
Mailing Address	_169 Dallas Lane		Mailing Address	_341 Wynlake Drive
	_Montevallo, AL 35115			_Alabaster, AL 35007
Property Address	168 Dogwood Trail Alabaster, AL 35007		Date of Sale Total Purchase Price Or	August 29, 2025 \$\$300,000.00
			Actual Value	S
			Or Assessor's Market Valu	e <u>\$</u>
The purchase pri- one) (Recordation	ce or actual value claime n of documentary eviden	ed on this form can be vace is not required)	erified in the followi	ng documentary evidence: (check
Bill of Sal Sales Con Closing Sta	tract	Appraisal Other:		
If the conveyance of this form is no	e document presented for trequired.	recordation contains a	ll of the required info	ormation referenced above, the filing
••••		Instructio		
Grantor's name an current mailing ac	nd mailing address - proy ddress.	vide the name of the per	rson or persons conv	eying interest to property and their
Grantee's name an conveyed.	nd mailing address - prov	vide the name of the per	rson or persons to wh	nom interest to property is being
Property address interest to the pro-	- the physical address of perty was conveyed.	the property being com	veyed, if available. D	Pate of Sale - the date on which
Total purchase pro the instrument off	ice - the total amount pai fered for record.	d for the purchase of th	ne property, both real	and personal, being conveyed by
Actual value - if the instrument off assessor's current	ered for record. This mag	sold, the true value of the beginning of the best soldening and approximately approximately and approximately approximately and approximately	he property, both reappraisal conducted by	l and personal, being conveyed by y a licensed appraiser or the
valuation, of the p	property as determined by	the local official char	ged with the responsi	narket value, excluding current use ibility of valuing property for e of Alabama 1975 § 40-22-1 (h).
further understand	of my knowledge and b that any false statement 1975 § 40-22-1 (h).	elief that the informations of the claimed on this form	on contained in this demay result in the imp	locument is true and accurate. I bosition of the penalty indicated in
Date 2 /24(25 Print		10000	
Unattested	(verified by)	Filed and Recorded Official Public Records Judge of Probate, Shelby County Clerk		e/ Owner/Agent) circle one

Shelby County, AL

\$328.00 BRITTANI

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Form RT-1