

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Paola Guadalupe Villanueva Corona
463 Cedar Grove Lane
Maylene, AL 35114

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FORTY FIVE THOUSAND AND 00/100 (\$45,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **AlaVest, LLC, an Alabama Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEE, **Paola Guadalupe Villanueva Corona** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Attached Exhibit "A".

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **16404 Hwy 42, Shelby, AL 35143**

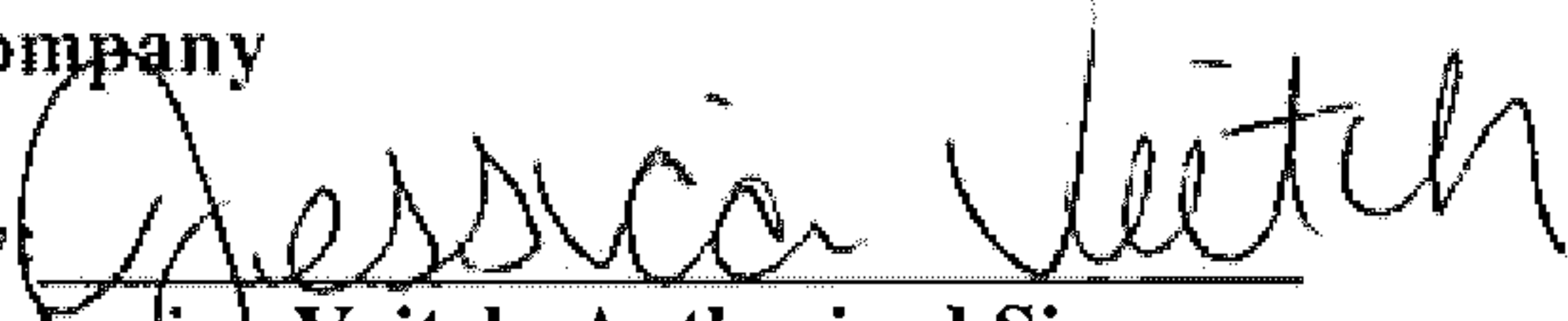
\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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, their successors and assigns forever.

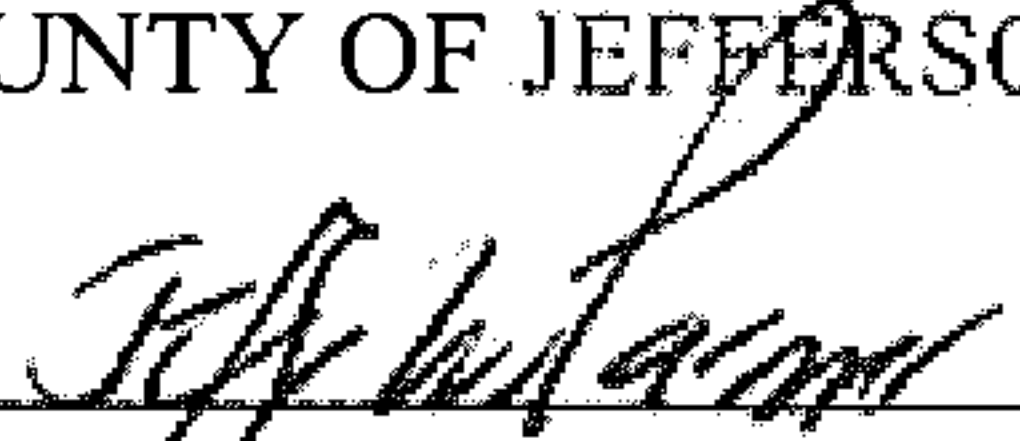
AND SAID GRANTOR, for said Grantor, Grantor's heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above 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 Grantor will, and Grantor's heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR have hereunto set its hands and seals this **September 25, 2025.**


AlaVest, LLC, an Alabama Limited Liability Company

By: 
Jessica Veitch, Authorized Signer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, , a Notary Public, in and for said County in said State, hereby certify that Jessica Veitch, whose name as Authorized Signer of AlaVest, LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 25th day of September, 2025.


Notary Public
My Commission Expires: 9-13-2028

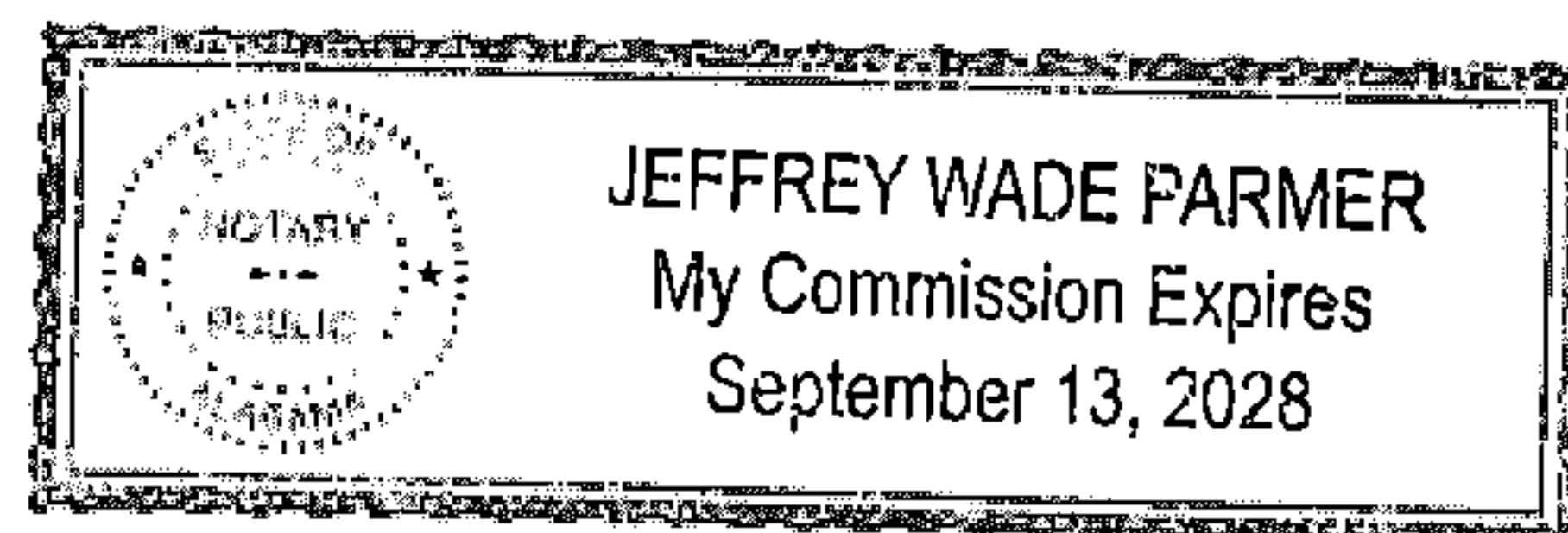


Exhibit "A"
Property Description

Begin at the NE corner of Lot 9 of Lake Meadows Estates, 2nd Sector, as recorded in Map Book 23, Page 66, in the Office of the Judge of Probate in Shelby County, Alabama; thence South 30 degrees 6 minutes 57 seconds West along the East line of said Lot 9, a distance of 120.46 feet to the NW corner of Lot 8 of Amended Lake Meadows Estates as recorded in Map Book 22, Page 16, in the Office of the Judge of Probate in Shelby County, Alabama; thence South 59 degrees 43 minutes 0 seconds East along the North line of said Lot 8 a distance of 436.36 feet to the NE corner of said Lot 8 and the westerly right of way of Lake Drive; thence North 30 degrees 11 minutes 8 seconds East along said right of way a distance of 150.00 feet to the intersection of said right of way and the southerly right of way of Shelby County Hwy. 406; thence North 59 degrees 57 minutes 40 seconds West along said Hwy. 406 right of way and leaving said Lake Drive right of way a distance of 234.87 feet to the intersection of said right of way and the southerly right of way of Shelby County Hwy. 42; thence North 65 degrees 50 minutes 49 seconds West along said Hwy. 42 right of way and leaving said Hwy. 406 right of way a distance of 119.13 feet to a point of curve to the left having a central angle of 09 degrees 16 minutes 52 seconds and a radius of 523.09 feet; thence along the arc of said curve and along said right of way a distance of 84.73 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated July 3, 2002.

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

Grantor's Name AlaVest, LLC
 Mailing Address 429 Lorna Sq
Hoover, AL 35216

Grantee's Name Paola Guadalupe Villanueva Corona
 Mailing Address 463 Cedar Grove Lane
Maylene, AL 35114

Property Address 16404 Hwy 42
Shelby, AL 35143

Date of Sale September 25, 2025
 Total Purchase Price \$45,000.00

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 September 25,

Print Jeff W. Parmer

☐ Unattested _____
 (verified by)

Sign Jeff Parmer
 (Grantor/Grantee/Owner/Agent circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2025 08:48:39 AM
\$76.00 BRITTANI
20250929000296590

Form RT-1

Allen S. Bayal