

THIS INSTRUMENT PREPARED BY:
Carl E. Chamblee, Jr., Esq.
Chamblee & Malone, L.L.C.
111 Watterson Parkway
Trussville, Alabama 35173
(205)-856-9111

SEND TAX NOTICE TO:

THE RAFAEL AND AMELIA CHAVEZ
FAMILY TRUST DATED OCTOBER 8, 2025
1712 Lake Hardwood Drive
Hoover, Alabama 35242

20251008000310290
10/08/2025 10:17:02 AM
DEEDS 1/3

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO. TITLE INSURANCE WAS NOT ORDERED OR PAID FOR BY EITHER GRANTOR OR GRANTEE.

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

 **WARRANTY DEED, WITH
RESERVATION OF LIFE
ESTATE BY GRANTORS**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledge, we, **Rafael Chavez and wife, Amelia Chavez of 1712 Lake Hardwood Drive, Hoover, Alabama 35242**, (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto **THE RAFAEL AND AMELIA CHAVEZ FAMILY TRUST DATED OCTOBER 8, 2025**, of 1712 Lake Hardwood Drive, Hoover, Alabama 35242, (hereinafter referred to as "Grantee"), the remainder interest in and to the following described real property, *reserving unto ourselves life estate interests in said property* situated in Shelby County, Alabama, and located at 1712 Lake Hardwood Drive, Hoover, Alabama 35242, to-wit:

Lot 62, according to the Survey of The Cove of Greystone, Phase II, as recorded in Map Book 29, Page 136 A & B, in the Probate Office of Shelby County, Alabama.


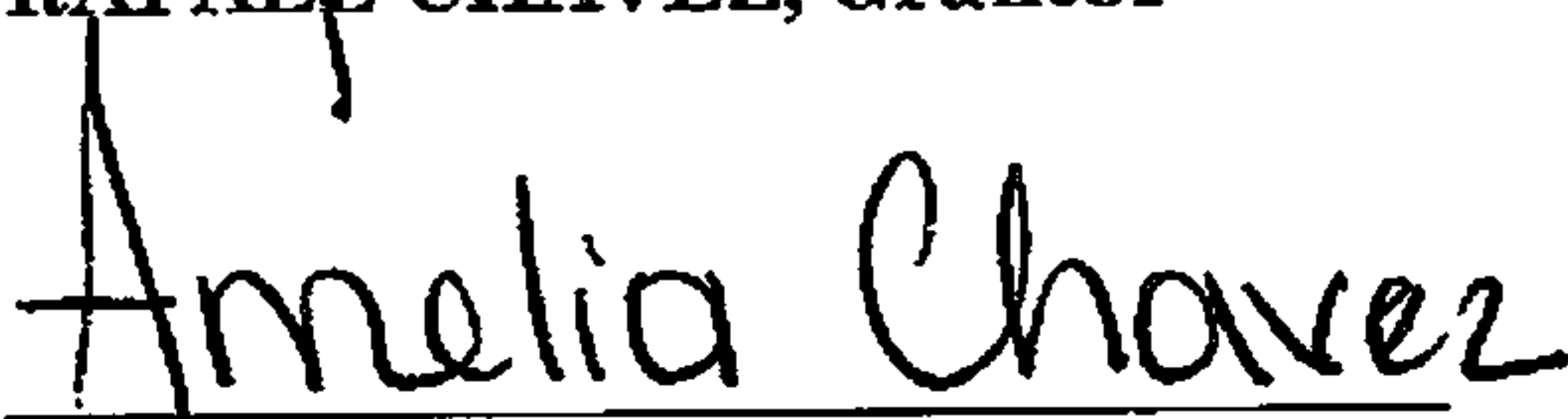
Subject To:
Ad valorem taxes for the current year and subsequent years.
Existing mortgages, covenants and restrictions, easements, building lines and limitations of record.

Grantors, Rafael Chavez and wife, Amelia Chavez, do hereby expressly reserve for the remainder of their lives, a right, title and interest to the use and occupancy of the property described herein, it being the express intention of the Grantors to create and reserve life estates in their favor and grant the remainder interest in the property described herein, to Grantee, THE RAFAEL AND AMELIA CHAVEZ FAMILY TRUST DATED OCTOBER 8, 2025.

TO HAVE AND TO HOLD unto the said Grantee, **THE RAFAEL AND AMELIA CHAVEZ FAMILY TRUST DATED OCTOBER 8, 2025**, its successors and assigns forever, subject to the life estates being retained by the Grantors herein.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

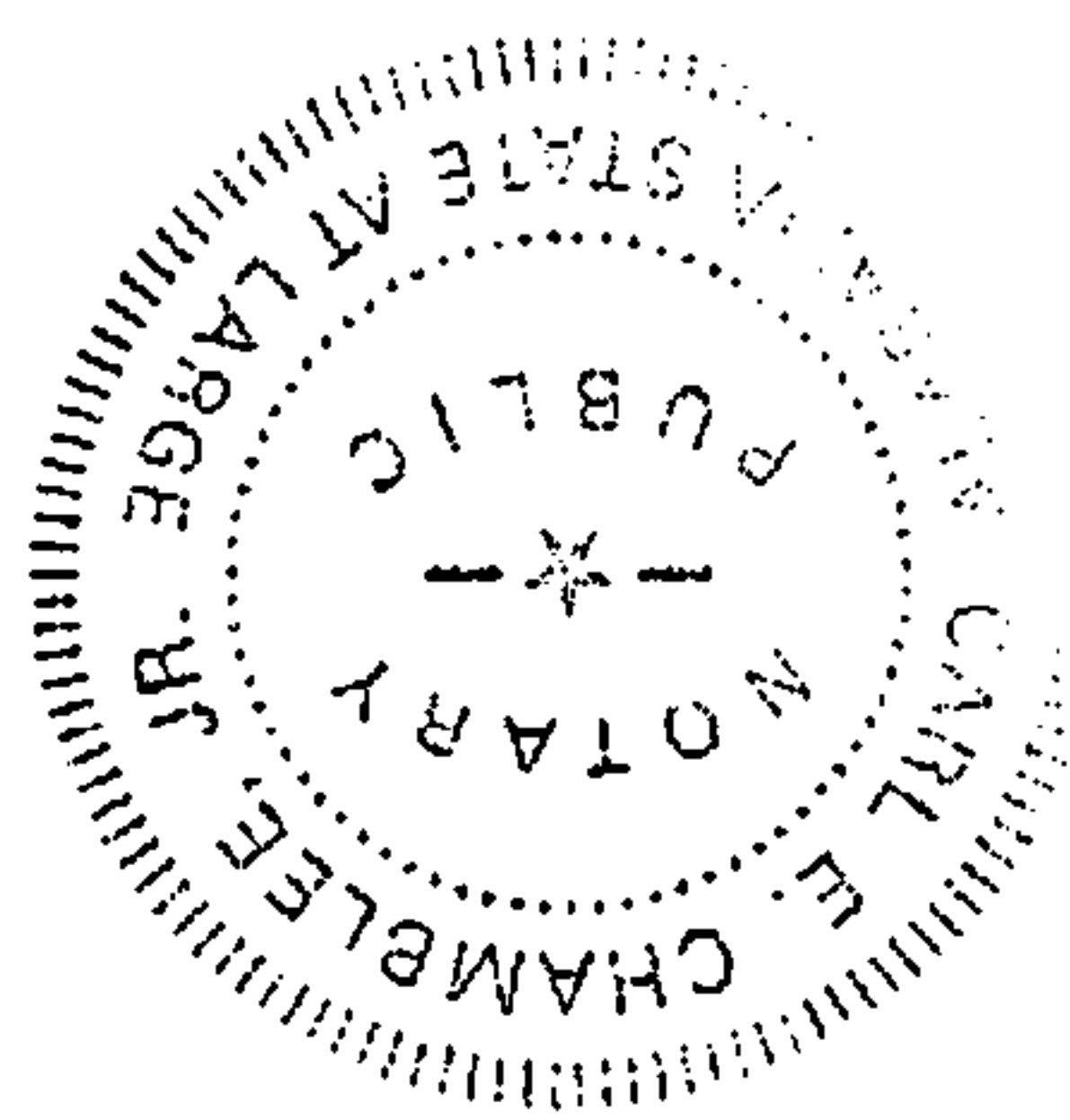
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 8th day of October, 2025.



RAFAEL CHAVEZ, Grantor

AMELIA CHAVEZ, Grantor

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Rafael Chavez and wife, Amelia Chavez**, whose names are signed to the foregoing, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 8th day of October, 2025.





NOTARY PUBLIC
My Commission Expires: 05/27/2028

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

Grantor's Name Rafael Chavez and wife
 Mailing Address Amelia Chavez
1712 Lake Hardwood Drive
Hoover, Alabama 35242

Grantee's Name THE RAFAEL AND AMELIA CHAVEZ
 Mailing Address FAMILY TRUST DATED 10.8.25 (Remainder)
Rafael Chavez and Amelia Chavez (L/E)
1712 Lake Hardwood Drive, Hoover, Alabama 35242

Property Address 1712 Lake Hardwood Drive
Birmingham, Alabama 35242
#03-8-27-0-012-033.000

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 1,173,500.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/08/2025 10:17:02 AM
 \$1202.50 JOANN
 20251008000310290



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 Assessor's Market Value
☐ 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 October 8 2025

Print Rafael Chavez

Sign

Rafael Chavez
 (Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

