

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Christopher L. Zaragoza and Jana Zaragoza
601 Bayhill Road
Hoover, AL 35244

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Hundred Seventy-Five Thousand And No/100 Dollars (\$575,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Rooks Living Trust, dated July 8, 2022 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher L. Zaragoza and Jana Zaragoza (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 9, according to the Survey of Heatherwood Forest, Sector I, as recorded in Map Book 13, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT:

Part of Lot 9 of Heatherwood Forest Sector 1, as recorded in Map Book 13, Page 144, in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of said Lot 9; thence in a westerly direction along the northerly line of said Lot 9, a distance of 35.11 feet to the Point of Beginning; thence continue along last described course, a distance of 117.15 feet; thence 90 degrees left in a southerly direction, a distance of 8.00 feet; thence 90 degrees left in a easterly direction, a distance of 117.15 feet; thence 90 degrees left in a northerly direction, a distance of 8.00 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$546,250.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 16th day of October, 20 25.

Rooks Living Trust, dated July 8, 2022

BY: Rhonda R. McDavid

Rhonda R. McDavid
Trustee

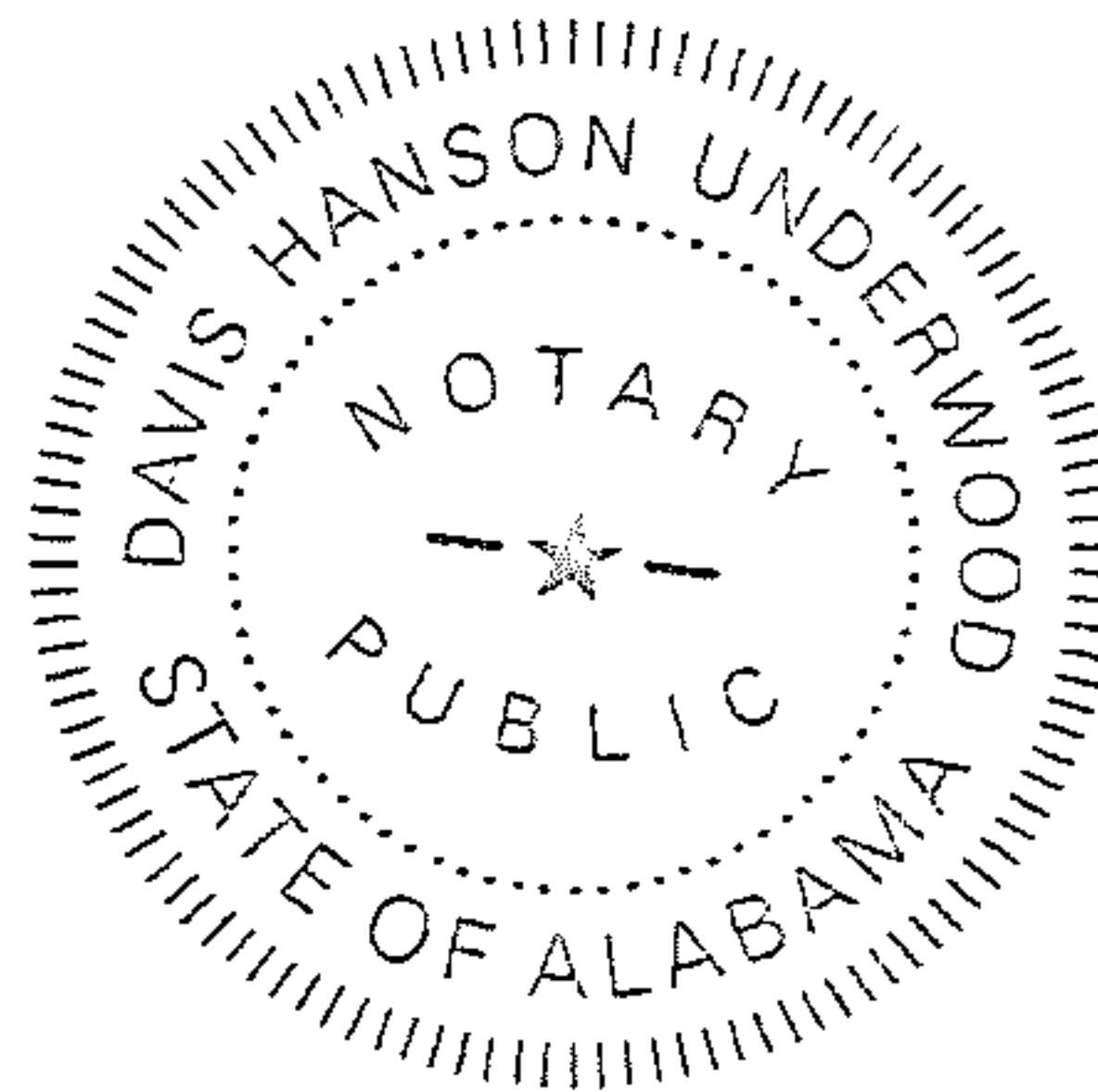
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rhonda R. McDavid whose name as Trustee for the Rooks Living Trust, dated July 8, 2022 is 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 he/she executed the same voluntarily and in his/her capacity as Trustee on the day the same bears date.

Given under my hand and official seal on 16th day of October, 20 25.

Notary Public

My commission expires: 07-24-27



Real Estate Sales Validation Form

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

Grantor's Name	Rooks Living Trust, dated July 8, 2022	Grantee's Name	Christopher L. Zaragoza and Jana Zaragoza
Mailing Address	232 Bayhill Circle Hoover, AL 35244	Mailing Address	601 Bayhill Road Hoover, AL 35244
Property Address	601 Bayhill Road Hoover, AL 35244	Date of Sale	October 16, 2025
		Total Purchase Price	\$575,000.00
		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

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.

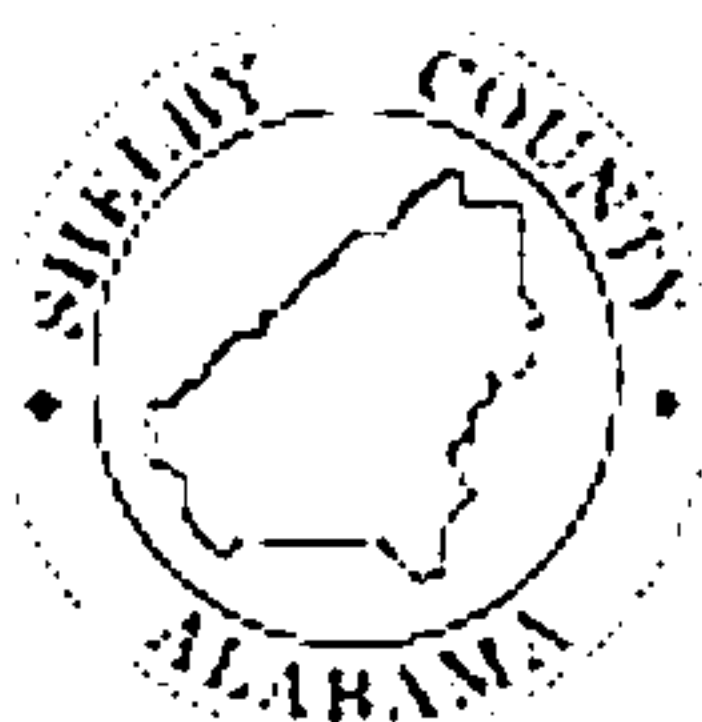
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 16, 2025

Sign _____

Agent



Validation Form

Filed and Recorded**Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****10/17/2025 09:06:31 AM****\$57.00 JOANN****20251017000319620***Allen S. Bayl '5*