

THIS INSTRUMENT PREPARED BY:
W. ALAN SUMMERS, ATTORNEY
1275 CENTER POINT PARKWAY, STE. 100
BIRMINGHAM, ALABAMA 35215

SENT TAX NOTICE TO:
50 Cardwell Circle
Montevallo, AL 35115



20251110000344640 1/3 \$100.00
Shelby Cnty Judge of Probate, AL
11/10/2025 11:22:43 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY-TWO THOUSAND DOLLARS AND 00/100 (\$72,000.00) -----
to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEES herein, the receipt
whereof is acknowledged, I or we,

LUIS CASTILLO, A MARRIED MAN,

(herein referred to as grantors) do grant, bargain, sell and convey unto,

JOSE ADAN JIMENEZ GOMEZ AND ELVIRA MIRANDA ARCEO,

(herein referred to as grantees) as joint tenants, with right of survivorship, the following described
real estate situated in SHELBY COUNTY, Alabama to-wit:

LOT 19, BLOCK 10, ACCORDING TO THE EXTENSION MAP OF ALDMONT, AS RECORDED IN MAP BOOK 3, PAGE 50, IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, COVENANTS AND BUILDING SETBACK LINES OF RECORD.

SUBJECT TO TAXES FOR CURRENT YEAR.

LUIS CASTILLO AND LUIS HUMBERTO CASTILLO IS ONE AND THE SAME PERSON.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR SPOUSE OF THE GRANTOR.

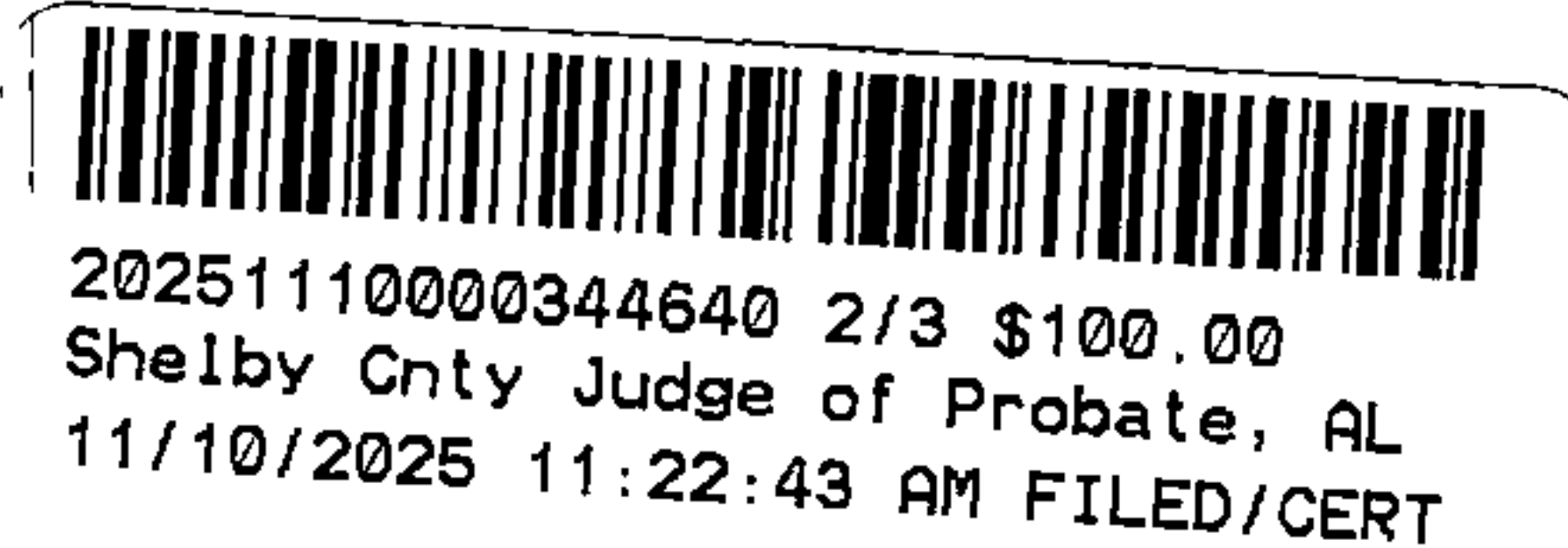
To Have and To Hold unto the said Grantees JOSE ADAN JIMENEZ GOMEZ AND ELVIRA
MIRANDA ARCEO, as joint tenants, with right of survivorship their heirs and assignees, forever; it
being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created
is severed or terminated 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.

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

Shelby County, AL 11/10/2025
State of Alabama
Deed Tax: \$72.00

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 3rd day of November, 2025.

Luis Humberto Castillo
Luis Humberto Castillo by his
Attorney-In-Fact, Rosa Amelia
Mata Alvarado

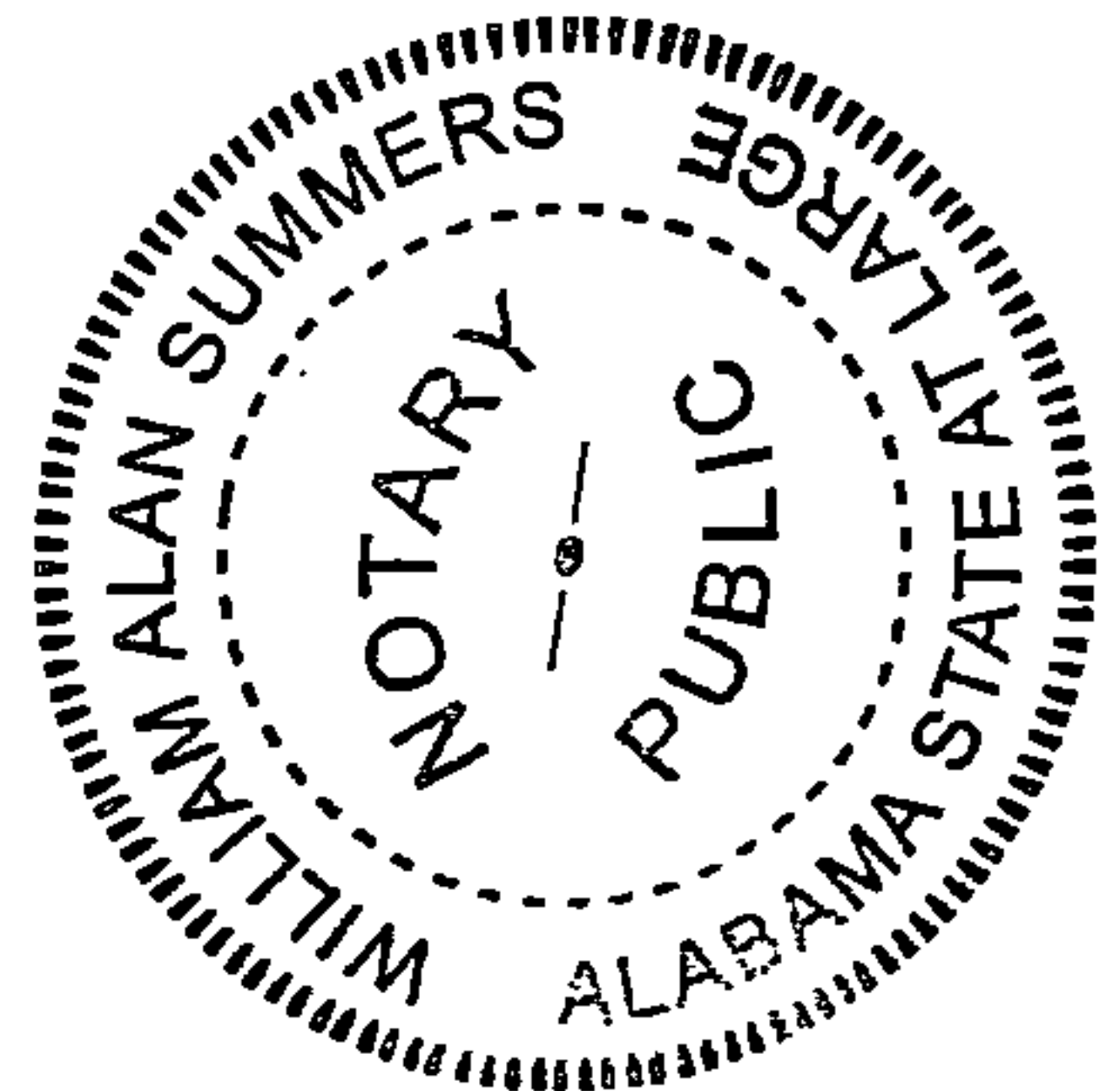


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Rosa Amelia Mata Alvarado, whose name as Attorney in Fact for Luis Humberto Castillo, a married man is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he (or she) in his (or her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 3rd day of November, 2025.

[Signature]
Notary Public
My Commission Expires: 09/23/2028



Real Estate Sales Validation Form


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

Grantor's Name	<u>Luis Humberto Castillo</u>	Grantee's Name	<u>50 Cardwell</u>
Mailing Address	<u>Rosa Amelia Mata Almad</u>	Mailing Address	<u>Jose Jimenez</u> <u>Elvira Miranda</u> <u>50 Cardwell Circle</u> <u>Montevallo AL 35115</u>
Property Address	<u>50 Cardwell Circle</u> <u>Montevallo AL 35115</u>	Date of Sale	<u>11/03/2025</u>
		Total Purchase Price \$	<u>72,000.00</u>
		or	
		Actual Value	<u>\$ 72,000.00</u>
		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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


20251110000344640 3/3 \$100.00
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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 11/10/25

Print Elvira Miranda / Jose Jimenez

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



JOSE JIMENEZ