

THIS INSTRUMENT PREPARED BY:
J. Michael Carra, Esq.
THE CARRA LAW FIRM LLC
2522 Valleydale Road, Suite 201
Birmingham, AL 35244

Property Address:
56 Cherokee Trail
Indian Springs Village, AL 35124

Grantee's Address:
56 Cherokee Trail
Indian Springs Village, AL 35124

WARRANTY DEED

State of **ALABAMA**
County of **SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **FIVE HUNDRED SIXTY-FIVE THOUSAND** Dollars (\$565,000.00), and other good and valuable consideration in hand paid to John Buttrey and Julie Buttrey, a married couple, as joint tenants with right of survivorship person (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **Miguel Gonzalez Quintana, Sherly Gonzalez-Perez and Yerladin Gonzalez-Perez**, as tenants in common (hereinafter referred to as "Grantee(s)"), does hereby **GRANT, BARGAIN, SELL and CONVEY** unto Grantee(s), as tenants in common with equal rights and interests during the period of their concurrent lives, with cross-contingent remainders and right of reversion to the survivor of them, in fee simple, forever, all that real property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 22, thence run North 89°53'20" East along the North line of said 1/4 1/4 for 649.80 feet, thence run South 2°20'10" East for 1,446.24 feet to a point; thence run South 02°20'21" East measure, (South 2°20'10" East map) for 69.45 feet map and measure to the point of beginning of the parcel herein described; thence run South 2°24'42" East measure (South 2°20'10" East map) for 261.59 feet measure, (263.11 feet Map) to a 1/2" rebar; thence run North 78°53'06" West measure (North 78°38'20" West map) for 364.41 feet map and measure to a 1/2" rebar, said point being on the Southeasterly right of way line of Cherokee Trail; thence run North 63°58'22" East measure (North 64°06'53" East map) for 50.00 feet map and measure along said right of way line to a 5/8" rebar; thence run North 60°42'48" East measure, (North 64°06'53" East map) for 345.82 feet map and measure to the point of beginning.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

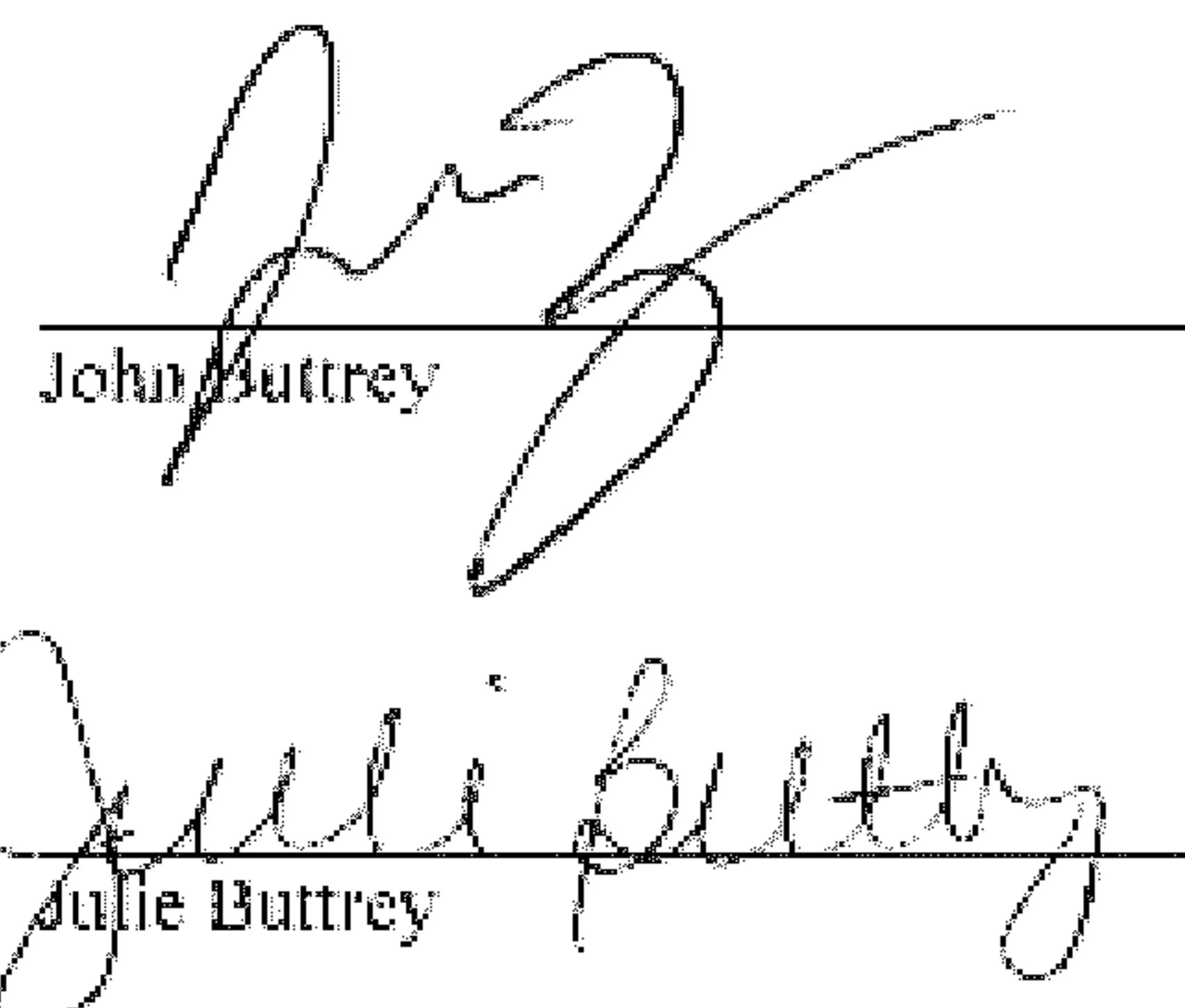
Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL, AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), during their concurrent lives, and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of said survivor, in fee simple, forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), the survivor of said Grantee(s), and the heirs and assigns of said survivor, 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), the survivor of them, and the heirs and assigns of said survivor, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 6th day of January, 2026.



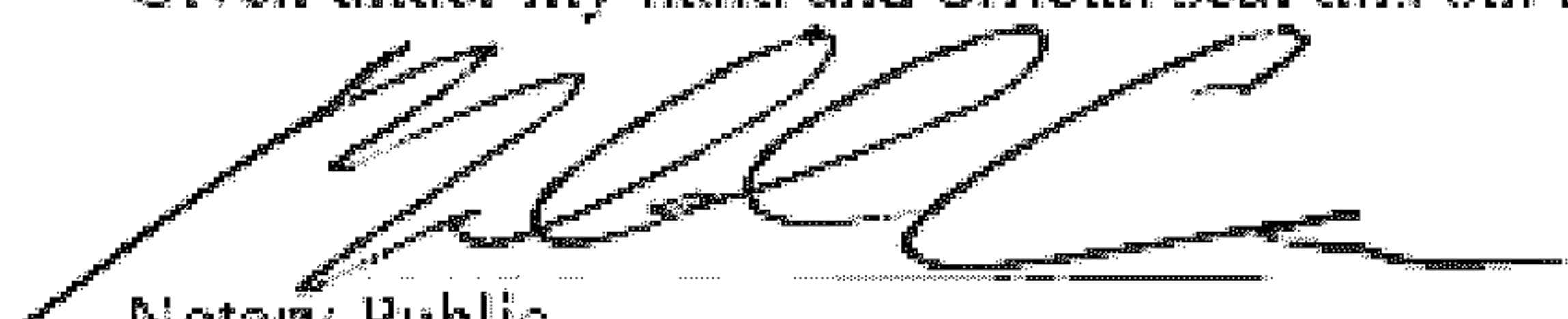
John Buttrey

Julie Buttrey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that John Buttrey and Julie Buttrey 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 6th day of January, 2026.



Notary Public
My Commission Expires:

MICHAEL CARRA Notary Public, Alabama State at Large My Commission Expires 09/15/2029

Real Estate Sales Validation Form

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

Grantor's Name John Buttrey and Julie Buttrey
 Mailing Address _____

Grantee's Name Miguel Gonzalez Quintana
 Mailing Address _____

Property Address 56 Cherokee Trail
Indian Springs Village, AL 35124

Date of Sale 01/06/2026
 Total Purchase Price \$565,000.00
 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 1/06/26

Print: J. Michael Cova

Unattested

Sign: J. Michael Cova

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/07/2026 08:51:03 AM
 \$593.00 BRITTANI
 20260107000004810

Form RT-1

Allen S. Boyd