

THIS INSTRUMENT PREPARED BY:

Russell L. Irby, III
Butler Snow LLP
1819 Fifth Avenue North, Suite 1000
Birmingham, AL 35203
(205) 297-2200

SEND TAX NOTICE TO:
Leo Estates, LLC
Attn: Leobardo Flores Canales
1229 Old Cahaba Trace
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEE** herein, the receipt of which is acknowledged, **MARIA DEL ROSARIO CANALES a/k/a MARIA R. CANALES**, a married woman, (herein referred to as **GRANTOR**), does hereby grant, bargain, sell and convey unto **LEO ESTATES, LLC**, an Alabama limited liability company (herein referred to as **GRANTEE**), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 301, according to the Survey of Old Cahaba, Oak Ridge Sector, as recorded in Map Book 25, Page 59, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20231010000300710

SUBJECT TO:

1. All easements, rights-of-way, restrictions, covenants, and encumbrances of record in the Office of the Judge of Probate of Shelby County, Alabama on the date hereof.
 2. All mineral and mining rights not owned by the Grantors.
 3. Ad valorem taxes for the year ending 2025 and subsequent years.

NO TITLE SEARCH REQUESTED, NO TITLE SEARCH PERFORMED.

TO HAVE AND TO HOLD unto the said **GRANTEE**, its heirs and assigns forever.

SAID PROPERTY IS THE HOMESTEAD OF GRANTOR.

AND THE GRANTOR does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property and will warrant and forever defend the right and title to the above

described Property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the **GRANTOR** has hereunto set Grantor's hand and seal, this 8th day of December, 2025.

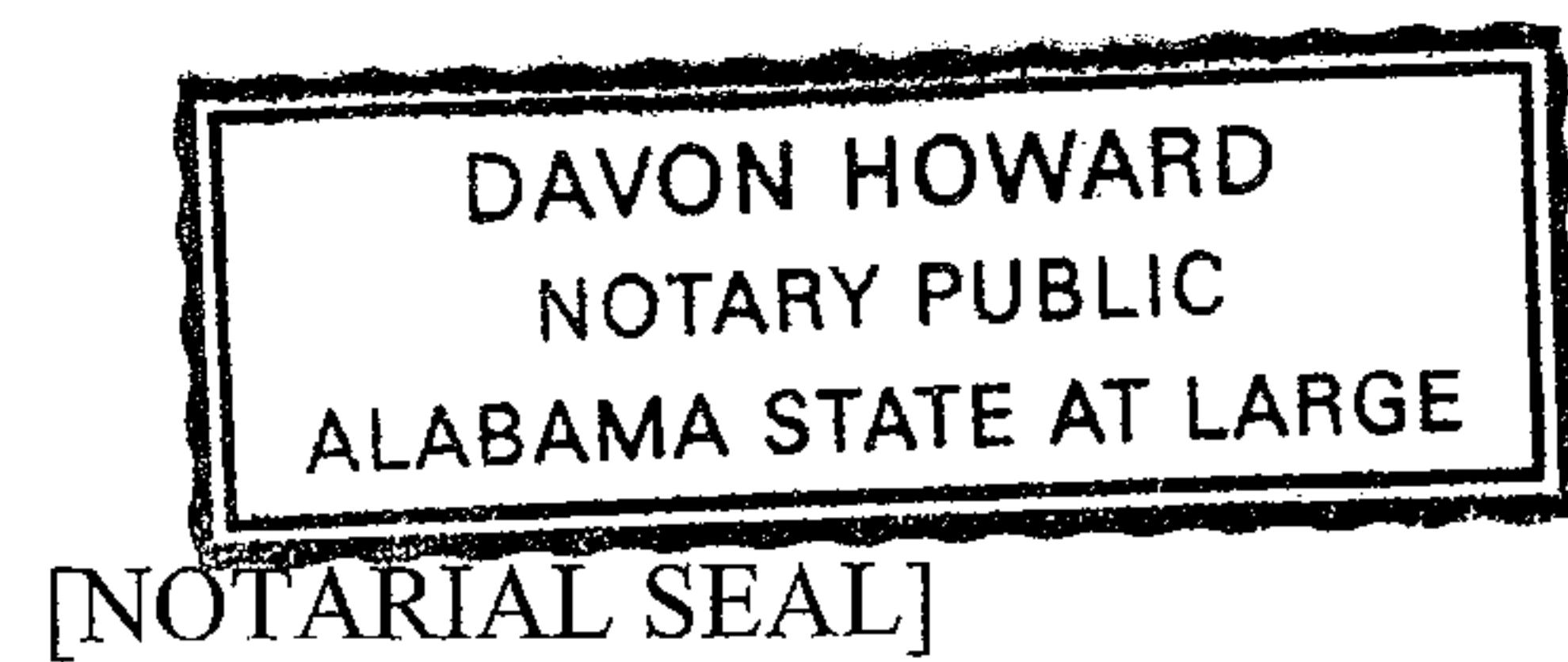
GRANTORS:

Maria R. Canales
**Maria del Rosario Canales A/K/A Maria R.
 Canales**

STATE OF ALABAMA)
COUNTY OF SHELBY)

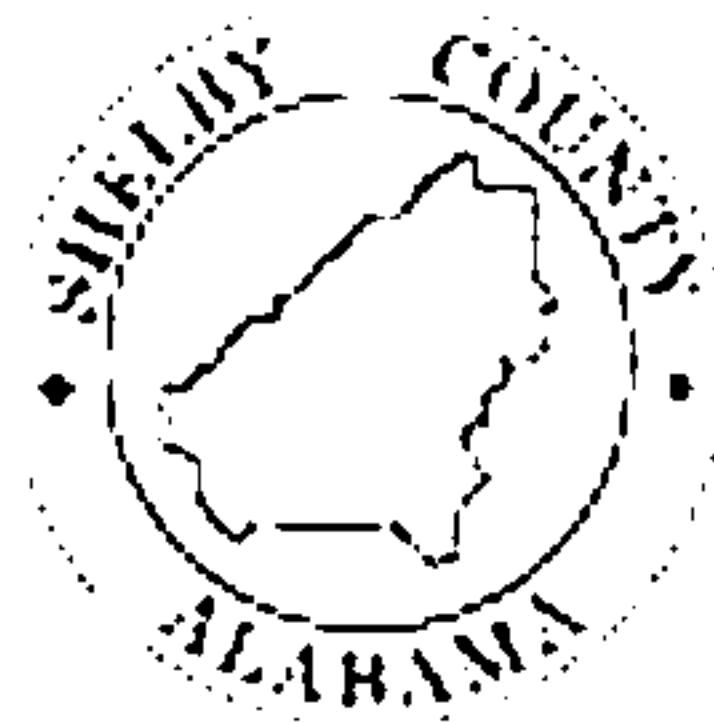
I, the undersigned notary public, in and for said County in said State, hereby certify that **Maria del Rosario Canales A/K/A Maria R. Canales**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 8th day of December, 2025.



Davon Howard
 Notary Public

My Commission Expires: 8-23-2026



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/09/2026 08:09:19 AM
 \$334.00 PAYGE
 20260109000007720

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name: Maria del Rosario Canales c/o Maria R. Canales Mailing Address: 1229 Old Cahaba Trace, Helena, AL 35080	Grantee's Name: Leo Estates, LLC Mailing Address: 1229 Old Cahaba Trace Helena, AL 35080
Property Address: 1290 Old Cahaba Trace, Helena, AL 35080	Date of Sale: 12-08-25 , 2025
	Total Purchase Price: or Actual Value: \$305,900 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 X Other: **Current 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: December 08, 2025

Print: Maria R. Canales

Unattested *Maria R. Canales*
 (verified by)

Sign: *Maria R. Canales*
 (Grantor/Grantee/Owner/Agent) (circle one)