

SEND TAX NOTICE TO:

Christian Gonzalez Quintana and Jair Eulogio Macedo
3469 Smokey Rd.
Alabaster, AL 35007

This instrument prepared by:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **EIGHT HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$875,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ben Zamora and Amparo Garcia, husband and wife, and Ramon Zamora, an unmarried man**, whose address is 390 Smokey Road, Alabaster, AL 35007, (hereinafter "Grantor", whether one or more), by **Christian Gonzalez Quintana and Jair Eulogio Macedo**, whose address is 133 Dubose Dr., Montevallo, AL 35115, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with the right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 3469 & 3385 Smokey Rd., Alabaster, AL 35007**, to-wit:


Lots 1A and 2A, according to the Final Plat Map of a Resurvey of Lots 1 & 2 Highpoint Estates, as recorded in Map Book 46, Page 58, in the Probate Office of Shelby County, Alabama.

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. Mining and mineral rights excepted.


Subject to a third-party mortgage in the amount of \$743,750.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of January, 2026.



Ben Zamora



Amparo Garcia




Ramon Zamora

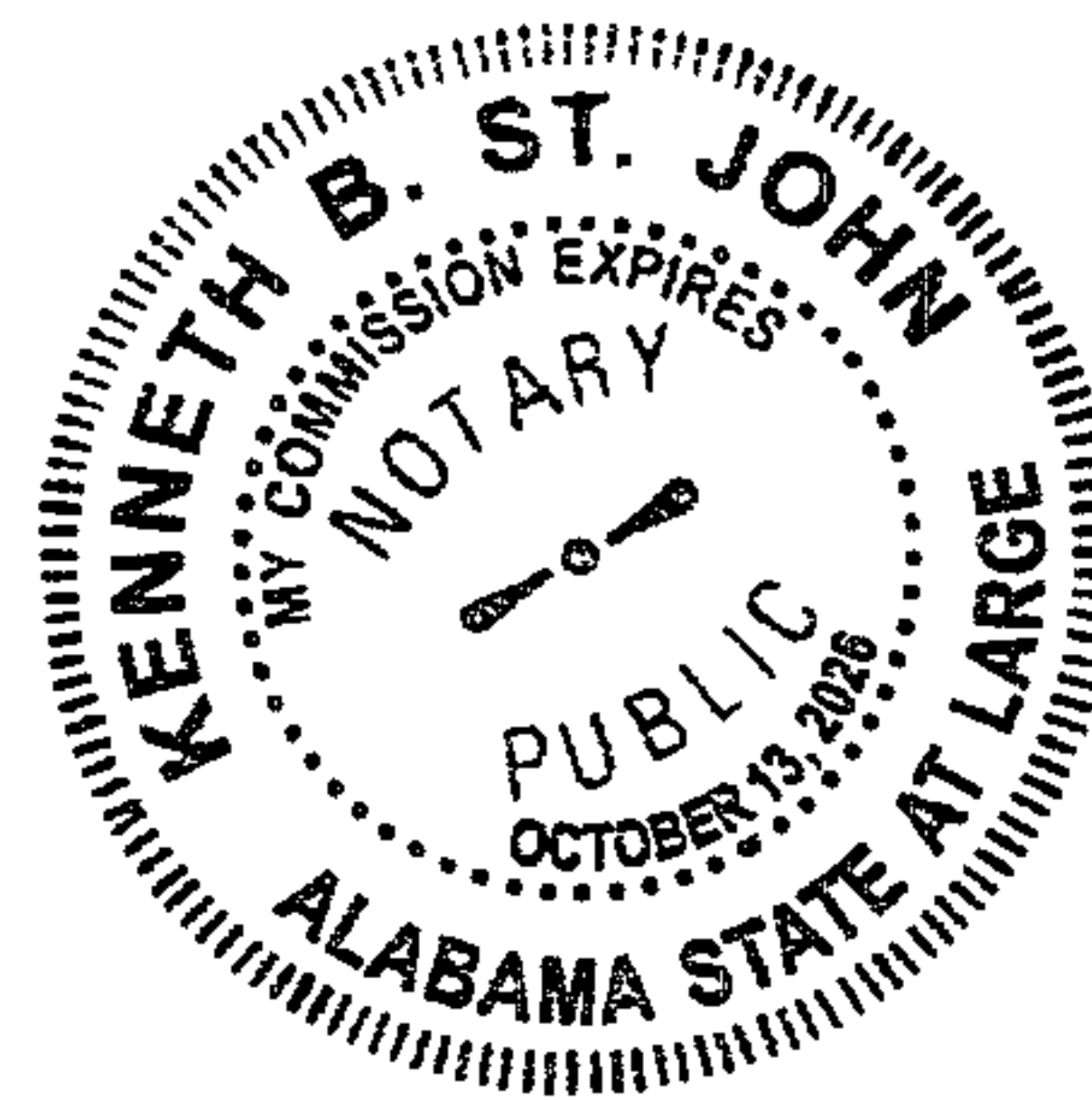
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Ben Zamora, Amparo Garcia and Ramon Zamora, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, 2026.



Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2026 03:25:00 PM
\$157.50 BRITTANI
20260129000027730

