

AFTER RECORDING RETURN TO:

Javier Canales  
4133 Old Cahaba Parkway  
Helena, AL 35080  
File No. TCE-449747-AL

MAIL TAX STATEMENTS TO:

Javier Canales  
4133 Old Cahaba Parkway  
Helena, AL 35080

This document prepared by:

George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 13 8 27 2 004 005.000

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 28th day of January, 2026, by and between **Patricia Y. Greenlea**, residing at 122 Hickory Point Drive, Helena, AL 35080 hereinafter referred to as Grantor(s) and **Javier Canales**, residing at 4133 Old Cahaba Parkway, Helena, AL 35080, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Forty Three Thousand and 00/100 Dollars (\$43,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Property commonly known as: 122 Hickory Point Drive, Helena, AL 35080

Prior instrument reference: Instrument No. 20030902000582590, Recorded: 09/02/2023

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land

above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 28<sup>th</sup> day of January, 2026.

Patricia Y. Greenlea  
Patricia Y. Greenlea

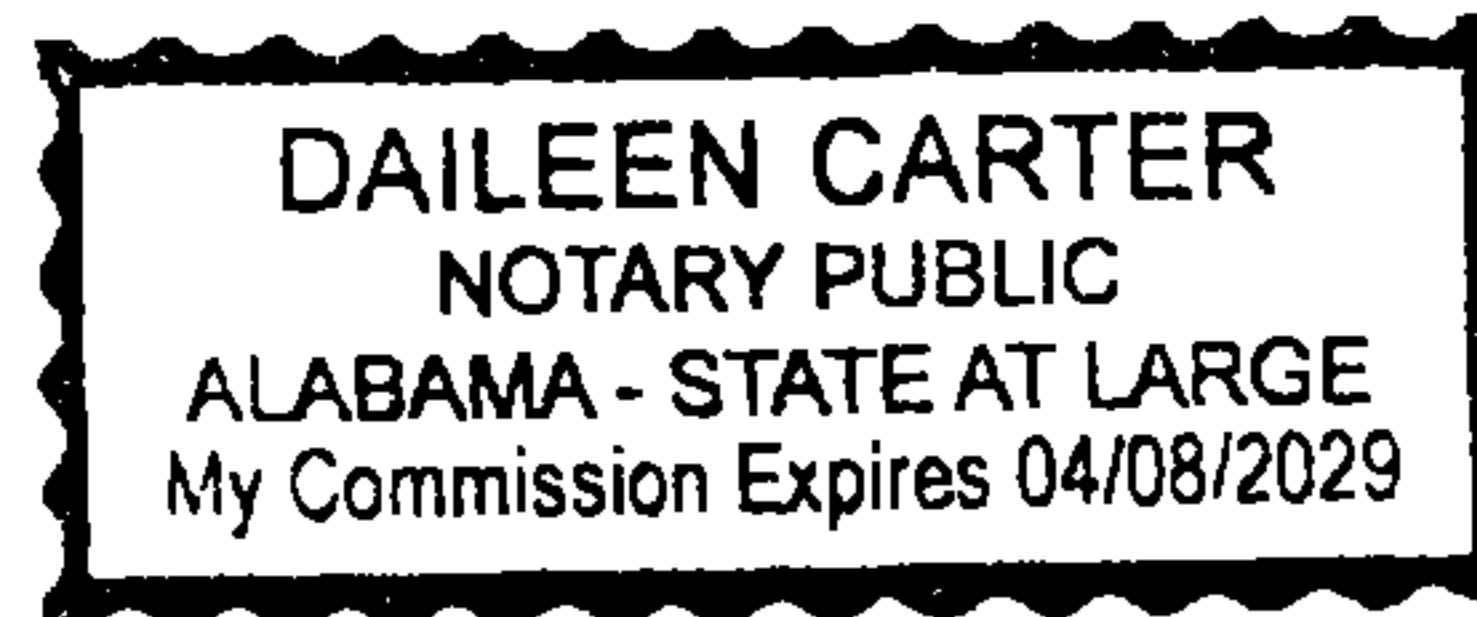
STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Patricia Y. Greenlea** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 28<sup>th</sup> day of January, 2026.

Daileen Carter  
NOTARY PUBLIC Daileen Carter

My commission expires: 04-08-2029



No title exam performed by the preparer. Legal description and party's names provided by the party.

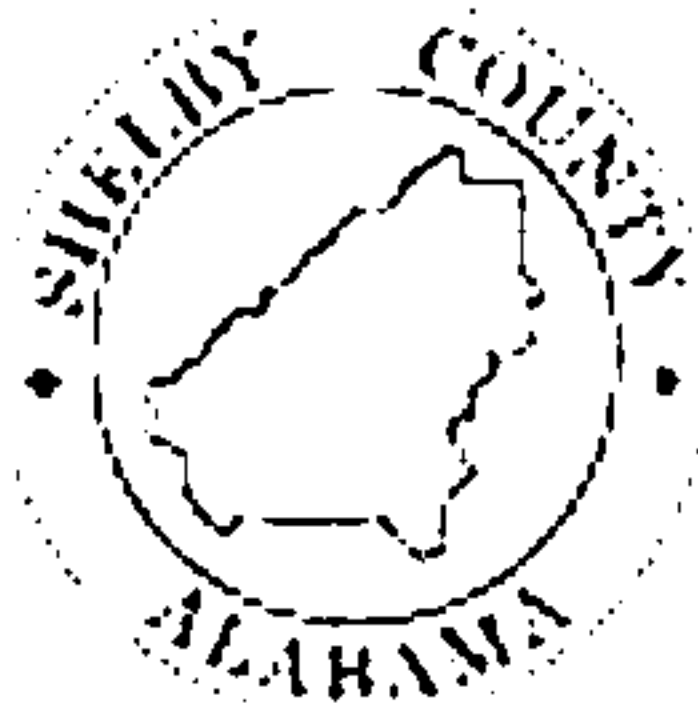
**EXHIBIT A**  
**LEGAL DESCRIPTION**

The following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 5, according to the Survey of Hickory Point, as recorded in Map Book 23, page 43, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS  
122 HICKORY POINT DR. HELENA, AL 35080  
PARCEL NO. 13 8 27 2 004 005.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2026 08:23:14 AM
\$74.00 BRITTANI
20260202000029330

Alvin S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Patricia Y. Greenlea
Mailing Address 122 Hickory Point Drive
Helena, AL 35080

Grantee's Name Javier Canales
Mailing Address 4133 Old Cahaba Parkway
Helena, AL 35080

Property Address 122 Hickory Point Drive
Helena, AL 35080

Date of Sale January 28th, 2026
Total Purchase Price \$43,000.00
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
x Sales Contract
Closing Statement
Appraisal
Other

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 1/30/2026

Print [Signature]

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one