

This instrument prepared by:
Wayne M. Jones, Attorney at Law
59 Choctaw Lane
Indian Springs, Alabama 35124

Send Tax Notice To:
Flor Maria Aponte Roncal
790 Forest Lakes Drive
Sterrett, AL 35147

WARRANTY DEED, (Deed of Correction)



20260202000030530 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/02/2026 03:27:33 PM FILED/CERT

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Alejandro Plata Roa**, a single man, (herein referred to as **Grantor**) do grant, bargain, sell and convey unto **Flor Maria Aponte Roncal**, (herein referred to as **Grantee**) in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 415 ACCORDING TO THE SURVEY OF FOREST LAKES AS RECORDED IN MAP BOOK 34, PAGE 122 A, B, and C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

PID: 09 5 21 0 000 001.389

Subject to:

Advalorem taxes, assessments or dues; easements, rights of way, and restrictions of record; any mineral and/or mining rights and/or releases not owned by the seller; the present flood plain, and zoning regulations.

(Said Deed legal description between the Purchaser and Seller herein as recorded on 08/01/2019 in instrument 20190801000276540, did not contain pages B and C of the Map Book 34, Page 122, A, B and C, and the Notary Acknowledgement was defective. This deed is executed to correct said deed)

TO HAVE AND TO HOLD to the said GRANTEE in fee simple together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2nd day of February, 2026.

Alejandro Plata Roa



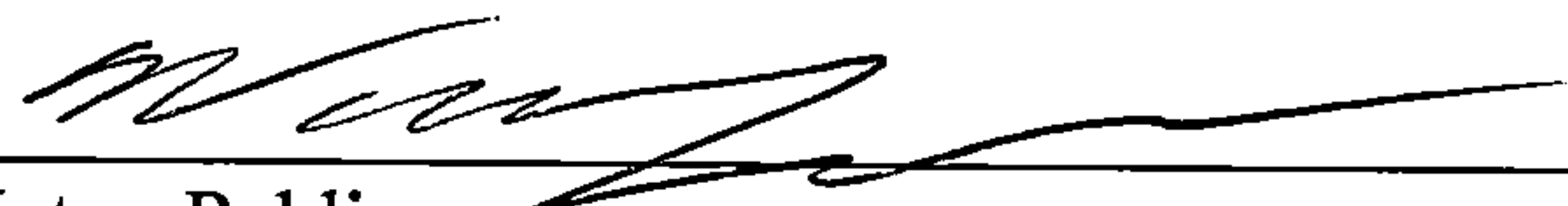
2026020200030530 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/02/2026 03:27:33 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) GENERAL

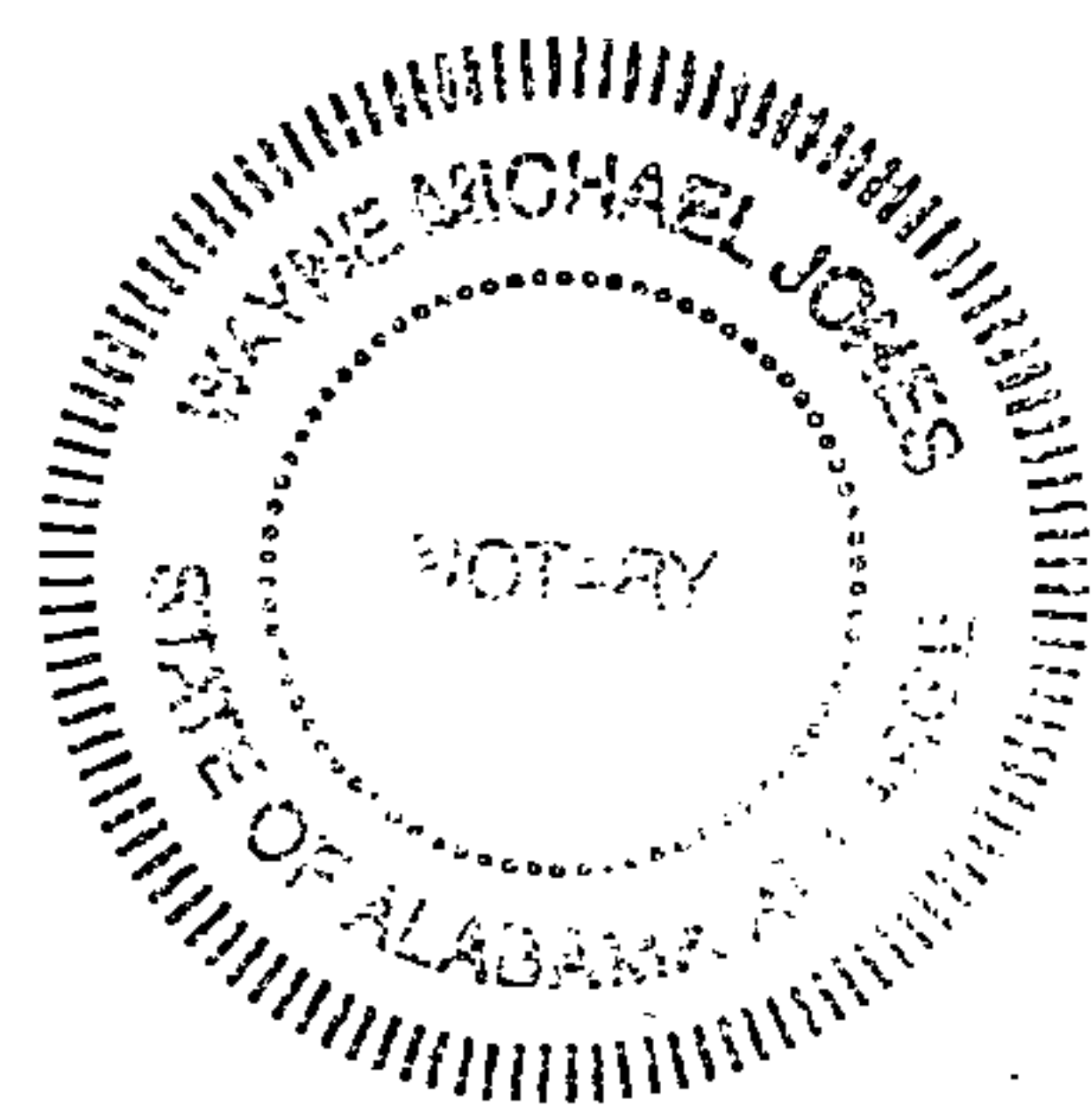
ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, Alejandro Plata Roa, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, A.D., 2026.



Notary Public
My Commission expires: 5-12-2027



- Pursuant to the provisions of CODE OF ALABAMA, the following information is submitted in lieu of form RT-1.


Grantors Name and Mailing Address	Grantee's Name and Mailing Address
Alejandro Plata Roa 790 Forest Lakes Drive Sterrett AL 35147	Flor Maria Aponte Roncal 790 Forest Lakes Drive Sterrett, AL 35147

Property Address: 790 Forest Lakes Drive, Sterrett, AL 35147

PID: 09 5 21 0 000 001.389

Purchase Price: **Deed of Correction** – Balance of Mortgage that Purchaser is Paying \$64,939.16
Current Tax accessor appraised value \$239,400

The Purchase Price can be verified by the Closing Statement.



Alejandro Plata Roa, Grantor