

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
725 West Street  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Sanchez home investors, LLC  
85 County Road 1016  
Montevallo, AL 35115

STATE OF ALABAMA )  
SHELBY COUNTY )  
WARRANTY DEED

20260202000030600 1/3 \$86.00  
Shelby Cnty Judge of Probate, AL  
02/02/2026 03:45:24 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty One Thousand Seven Hundred & 00/100 Dollars (\$57,700.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Moises Mateo ( a Mortgage man)** hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Sanchez home investors, LLC**, hereinafter called "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 1, ACCORDING TO THE RESURVEY OF LOTS 1-24 AND 27-39, THE GROVE, AS RECORDED IN MAP BOOK 36, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Easements of record, recorded restrictions, right-of-way, agreements and other matters of record.
2. Any applicable zoning, subdivision, or other land use ordinances, laws, or regulations.

NOTE: Property is not homestead for grantor.

NOTE: This deed is prepared without the benefit of title.

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

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 28 day of January, 2026 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Moises Mateo

(L.S.)

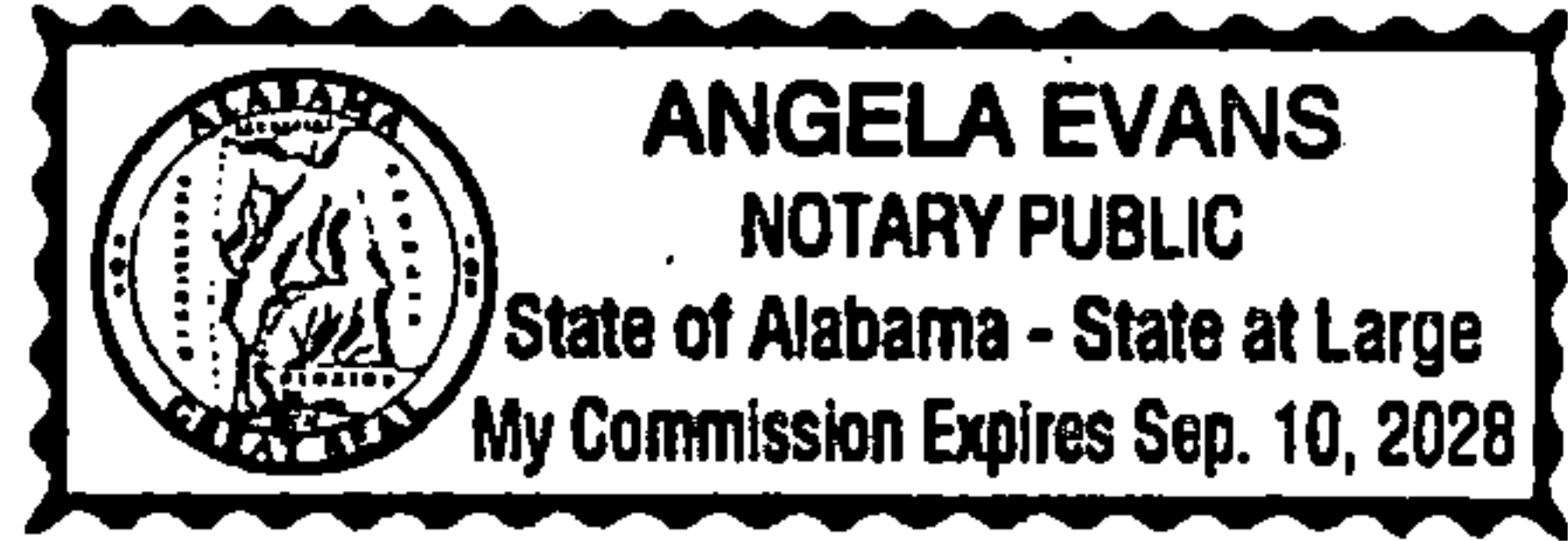
STATE OF ALABAMA )  
SHELBY COUNTY )  
ACKNOWLEDGMENT

Shelby County, AL 02/02/2026  
State of Alabama  
Deed Tax: \$58.00

I, Angela Evans, a Notary Public for the State at Large, hereby certify that the above posted name, Moises Mateo, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28 day of January, 2026.

  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_



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Real Estate Sales Validation Form

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

Grantor's Name MAISIE MATEO  
Mailing Address 90 mulberry st  
montevallo AL

Grantee's Name Sanchez Home  
Mailing Address Investars LLC  
85 County RD 1016  
montevallo AL

Property Address No Address

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 57,700



20260202000030600 3/3 \$86.00  
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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
- 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 02/02/26

Print Antonio Sanchez  
Sign   
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)