

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Alexander Hernandez Aguilar
1983 Co Rd 152
Jemison AL 35085

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY THOUSAND DOLLARS AND ZERO CENTS (\$40,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Catalino Puc Hernandez and Norma Leticia Hernandez Lopez, husband and wife** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Alexander Hernandez Aguilar and Guillermo Hernandez Aguilar** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 3, according to the survey of Andrew Moore Family Subdivision, as recorded in Map Book 50, Page 71, Probate Office, Shelby County, Alabama.

SUBJECT TO:

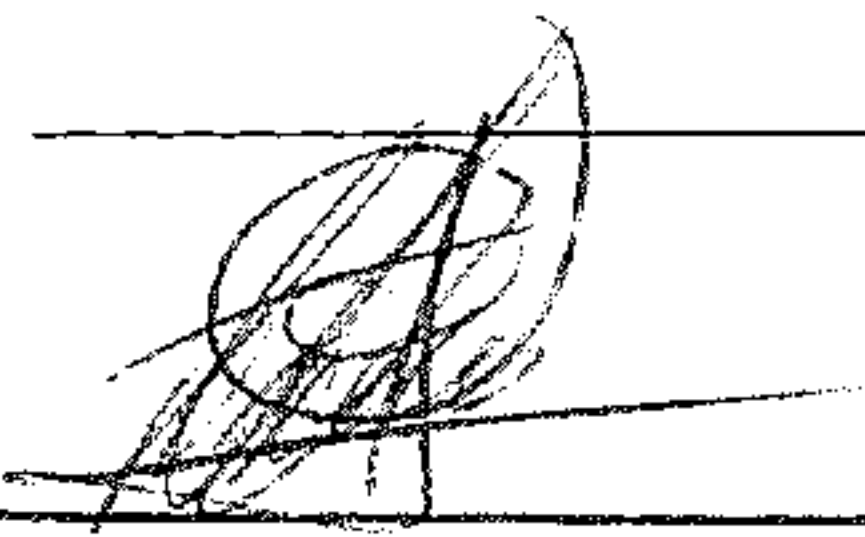
1. Ad valorem taxes due and payable October 1, 2026.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the grantors or spouses if any.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of February, 2026.



Catalino Puc Hernandez

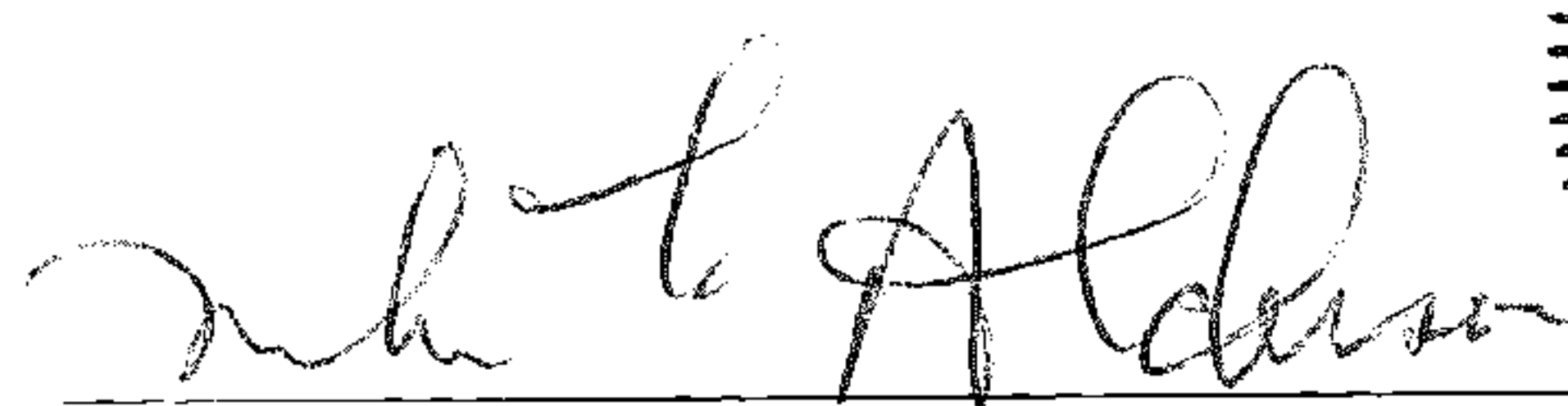


Norma Leticia Hernandez Lopez

STATE OF ALABAMA)
COUNTY OF SHELBY)

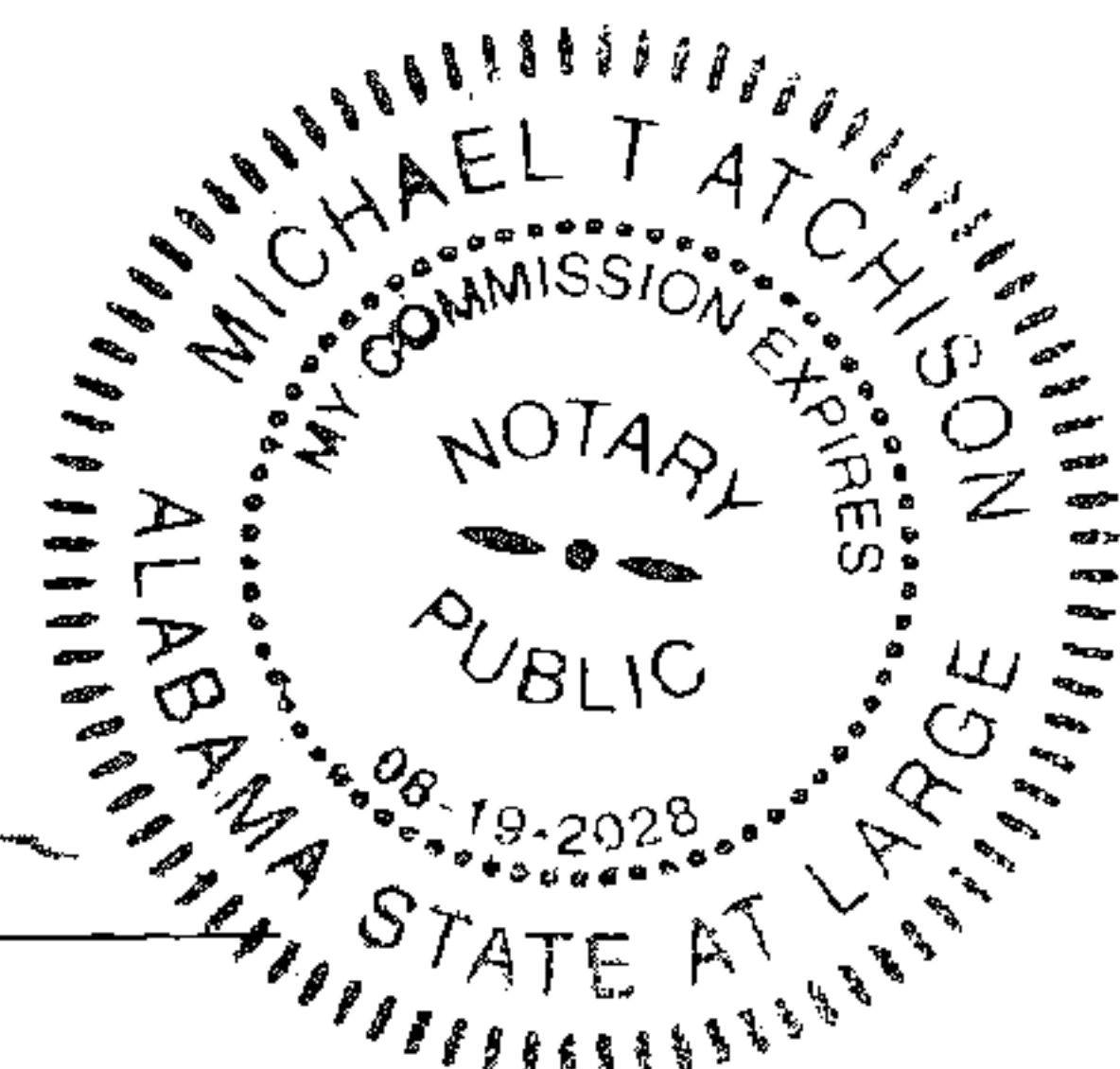
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Catalino Puc Hernandez and Norma Leticia Hernandez Lopez**, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February, 2026.



Notary Public

My Commission Expires: 8-19-28



\$40,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2026 09:48:44 AM
\$26.00 KELSEY
20260225000053260

Ann 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 Catalino Puc Hernandez
Mailing Address 65 Gibson Rd
Columbian, AL 35051

Grantee's Name Alexander Hernandez Aguilar
Mailing Address 1987 Co Rd 152
Temison AL 35085

Property Address Gibson Rd
Columbian, AL 35051

Date of Sale 19 Feb 26
Total Purchase Price \$ 40,000.00
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
- 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 19 Feb 2026

Print Alexander Hernandez Aguilar

Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one