

THIS INSTRUMENT PREPARED WITHOUT  
THE BENEFIT OF A TITLE SEARCH BY:  
Jennifer J. Scruggs, Esq.  
STANLEY & ASSOCIATES LLC  
201 20<sup>th</sup> Street South  
Trondale, Alabama 35210

SEND TAX NOTICES TO:  
Martimiano Garcia Arteaga  
Graciela de Jesus Trinidad  
Oscar Josue Garcia de Jesus  
4026 Hwy 18  
Montevallo, AL 35115

*This Deed shall be recorded in the SHELBY COUNTY Judge of Probate Office AND in the  
CHILTON COUNTY Judge of Probate Office.*



20260312000073190 1/4 \$59.50  
Shelby Cnty Judge of Probate, AL  
03/12/2026 04:11:21 PM FILED/CERT

STATE OF ALABAMA )  
)  
SHELBY and CHILTON )  
COUNTIES )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWENTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (27,500.000), and other good and valuable consideration paid to THE INTERNATIONAL J.A.D.E. GROUP, INC., an Alabama Corporation (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by MARTIMIANO GARCIA ARTEAGA, GRACIELA DE JESUS TRINIDAD, and OSCAR JOSUE GARCIA DE JESUS (hereinafter referred to as "Grantees"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantees, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this Warranty Deed, the following described real property situated in SHELBY and CHILTON COUNTY, ALABAMA, to-wit:

Commence at a found 3" open pipe, being the SW corner of Fractional Section 7, Township 24 North, Range 13 East, Shelby County; thence run N 66-58'35" W for 838.32', into Chilton County, to a found cap rebar on the southeasterly right of way line of county road 18; thence run N 19-14'53" E, along said right of way line for 182.65' to the point of beginning; thence continue on the last described course for 188.29'; thence run S 63-39'31" E for 183.71'; thence run S 21-28'53" W for 152.48'; thence run N 75-02'36" W for 176.86' to the point of beginning, containing 0.70 acres. Being situated in Shelby County and Chilton County, Alabama.

*According to the survey of S.M. Allen, PLS 12944, 9378 Highway 119, Suite B, Alabaster, Alabama 35007. Said survey being dated December 1, 2025, and recorded simultaneously herewith.*

Shelby County Parcel Number: *to be determined by Mapping*  
Chilton County Parcel Number: *to be determined by Mapping*

Shelby County, AL 03/12/2026  
State of Alabama  
Deed Tax: \$27.50

**THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.**

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:



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All taxes for the current year and any subsequent years.

Any and all easements of record, easements as located, restrictive covenants, *if any*, conditions, restrictions, regulations, rights of way, liens, limitations, set back lines, oil, gas, other mineral and mining rights, if any, including rights of other parties for ingress and egress to any grave site and rights of other parties to maintain any grave that may be located on the subject property, and any other rights and privileges of whatever nature recorded and/or unrecorded, in connection therewith, as may have been reserved or conveyed by prior owners, *if any*.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenants and warrants to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has set the hand and seal of the Grantor on this, the 12<sup>th</sup> of January, 2025.

**GRANTOR:**

THE INTERNATIONAL J.A.D.E. GROUP, INC.

  
By: German Daniel Hidalgo Bonilla, Its Manager



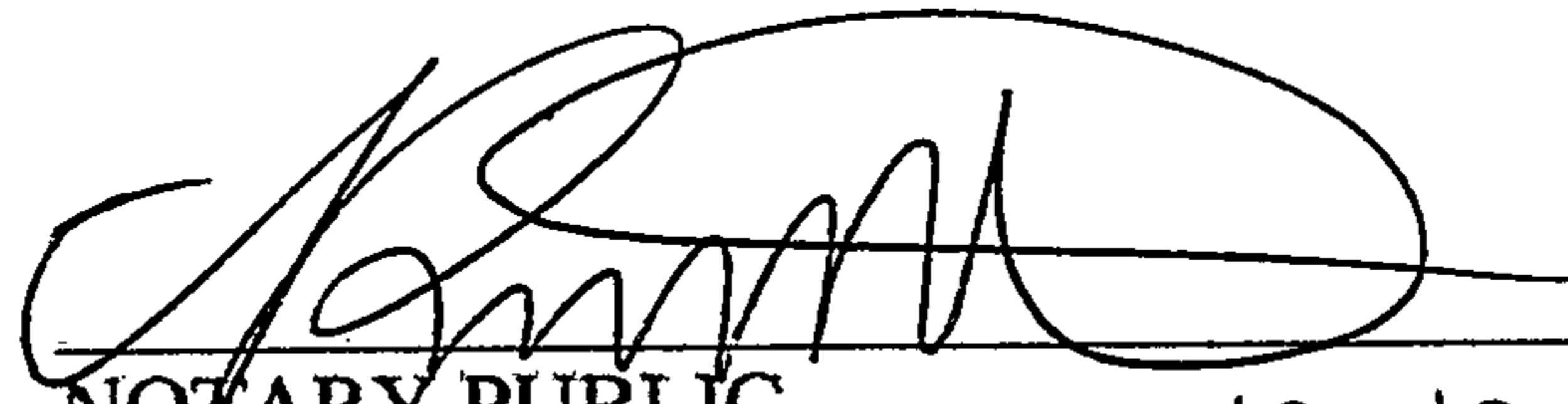
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STATE OF ALABAMA )  
 )  
Shelby COUNTY )

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that GERMAN DANIEL HIDALGO BONILLA, whose name is signed to the foregoing conveyance as Manager of The International J.A.D.E. Group, Inc. and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12<sup>th</sup> day of January 2024 ~~December 2025~~.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 05/25/2027



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### Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name The International  
Mailing Address Jade Group  
9170 Hwy. 28 Calera  
Al. 35040

Grantee's Name Oscar Garcia De Jesus  
Mailing Address 144 Green Park South  
Pelham AL 35129

Property Address 4026 Hwy. 18  
Montevallo AL 35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 27,500.00

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 3/12/26

Print Oscar Garcia

Sign Oscar Garcia

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one