

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
EDGAR A. CAMPOS-DIAZ
ORALIA ROBLERO MAZARIEGOS
~~53126~~ HIGHWAY 25
VANDIVER, AL 35176

53161

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration ONE HUNDRED AND SEVENTY FIVE THOUSAND DOLLARS AND 00/100 (\$175,000.00) Dollars to the undersigned Grantors, **CLARENCE JAMES ALLEN AND ELAINE I. ALLEN, a married COUPLE** (herein referred to as GRANTORS), in hand paid by **EDGAR A. CAMPOS-DIAZ AND ORALIA ROBLERO MAZARIEGOS**, the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto (herein referred to as GRANTEES) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A

This property is not the homestead of the grantor, nor their spouse.

PROPERTY ADDRESS: 53126 HIGHWAY 25, VANDIVER, AL 35176

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION. LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR.

SUBJECT TO:

- 1) Rights of claims of parties in possession not shown by the public record.
- 2) Easements, or claims of easements, not shown by public record.
- 3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspections of the premises.
- 4) Any line, or right to a lien, for services, labor or material hereto or hereafter furnished imposed by law and not shown by public record.
- 5) Easements of record.
- 6) Oil, gas, and minerals and all other subsurface interest in, to or under the land herein described.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 25 day of March, 2026

[Signature]
CLARENCE JAMES ALLEN

[Signature]
ELAINE I. ALLEN

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **CLARENCE JAMES ALLEN AND ELAINE I. ALLEN**, whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of March, 2026.

[Signature]
Notary Public

My Commission Expires:
9/14/26

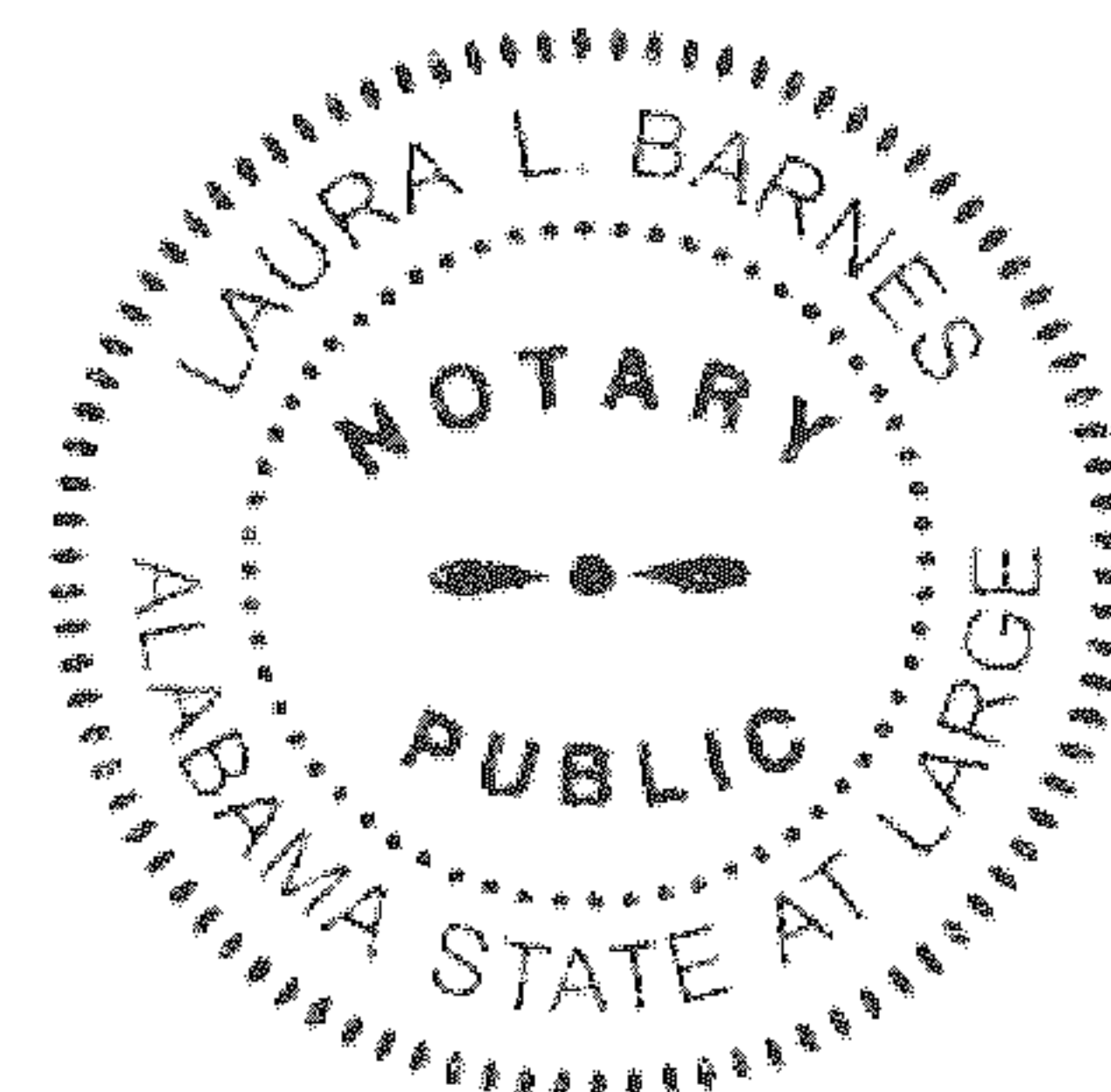


EXHIBIT A

LEGAL DESCRIPTION

The following metes and bounds description of the land, with dimensions according to survey:

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1.5 inch crimped iron pipe at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 18 South, Range 1 East; thence run Westerly along the North line of said 1/4-1/4 section a distance of 644.17 feet to a 1 inch open iron pipe on the East right-of-way line of Alabama Highway No. 25; thence turn an angle to the left of 74 degrees 15 minutes and run Southwesterly along said highway right-of-way tangent for a distance of 199.30 feet to a 5/8 inch capped rebar; thence continue along said East right-of-way line in a curve to the left (concave to the east) turning an angle to the left of 10 degrees 26 minutes 24 seconds and run Southerly along the chord a distance of 56.28 feet to a 1-1/2 inch iron bar found at the Northwest parcel corner and the POINT OF BEGINNING; thence turn right 1 degree 28 minutes 10 seconds and continue Southerly along said right-of-way for a distance of 51.29 feet to a concrete monument found; thence turn left 10 degrees 44 minutes 14 seconds and run Southerly along said right-of-way tangent a distance of 306.15 feet, more or less, to a 1/2 inch rebar found at the Northwest corner of the parcel owned by Judy Overton and Cecil Oakes and Frankie J. Overton as described by deed dated 10/30/06 and recorded in Instrument #20061113000555410; thence leaving said East right-of-way line, turn a right interior angle of 78 degrees 04 minutes 12 seconds and run Northeasterly a distance of 390.00 feet along the Northwesterly line of property owned by Judy Overton and Cecil Oakes, said property line marked by a wire fence and steel T-posts, to a 1/2 inch capped rebar set at the Northeast corner of the Overton - Oakes parcel; thence turn a right interior angle of 94 degrees 20 minutes 24 seconds and run Northwesterly a distance of 250.91 feet to a 1 inch open iron pipe found on the North edge of a chain link fence line; thence turn a right interior angle of 102 degrees 10 minutes 50 seconds and run Westerly along and with said chain link fence a distance of 339.97 feet to the POINT OF BEGINNING, making a closing right interior angle of 96 degrees 08 minutes 48 seconds, and containing 2.543 acres, more or less.

LESS AND EXCEPT any part of the parcel to the East of the above property owned by Betty Jo Hyde and Lynn Gwendall as described by deed dated 12/02/09 in Instrument #20091203000445750.

Real Estate Sales Validation Form

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

Grantor's Name: CLARENCE JAMES ALLEN
ELAINE I ALLEN
Mailing Address: 49 WOOD HAVEN LANE
STERRITT, AL 35147

Grantee's Name: EDGAR A. CAMPOS-DIAZ
ORALIA ROBLERO MAZARIEGOS
Mailing Address: 53126 HIGHWAY 25
VANDIVER, AL 35176

Property Address: 53126 HIGHWAY 25
VANDIVER, AL 35176

Date of Sale: _____
Total Purchase Price: \$175,0000.00 _____
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)

- | | | | |
|-------------------------------------|-------------------|--------------------------|----------------------|
| <input checked="" type="checkbox"/> | Bill of Sale | <input type="checkbox"/> | Appraisal |
| <input type="checkbox"/> | Appraisal | <input type="checkbox"/> | Other Tax Assessment |
| <input type="checkbox"/> | Sales Contract | | |
| <input type="checkbox"/> | Closing Statement | | |

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: _____

Print: X Elaine Allen

Unattested

Sign: X Elaine Allen



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/30/2026 11:45:08 AM
\$36.00 JOANN
20260330000089890

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

Allen S. Boyd