

Send Tax Notice to:

\_\_\_\_\_  
\_\_\_\_\_

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **Patino Investments, LLC,, an Alabama Limited Liability Company** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Thomas Detchemendy, an unmarried man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Land in Shelby County, Alabama, being Lot No. 2, Block 1, Survey of Indian Hills, Second Sector, of record in Map Book 4, Page 91, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.**

**Being the same property conveyed to Patino Investments, LLC, an Alabama limited liability company, by Special Warranty Deed from Bama Capital, LLC, a Texas limited liability company, dated March 25, 2025, of record in Instrument No. 20250327000091730, in the Probate Office for Shelby County, Alabama.**

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

And the said grantor does itself, and for its successors and assigns, covenant with the said grantee, his, her or their heirs and assigns forever, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good and lawful right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said grantee, his, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15<sup>th</sup> day of April, 2026.

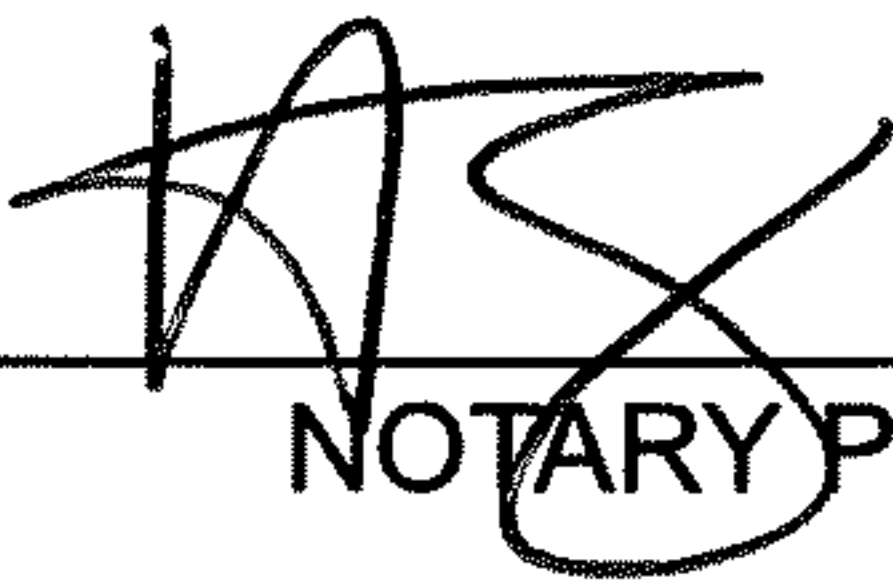
Property Address: 4704 Chippewa Lane, Pelham, AL 35124

  
Fernando Patino Perez, Managing Member of Patino Investments, LLC

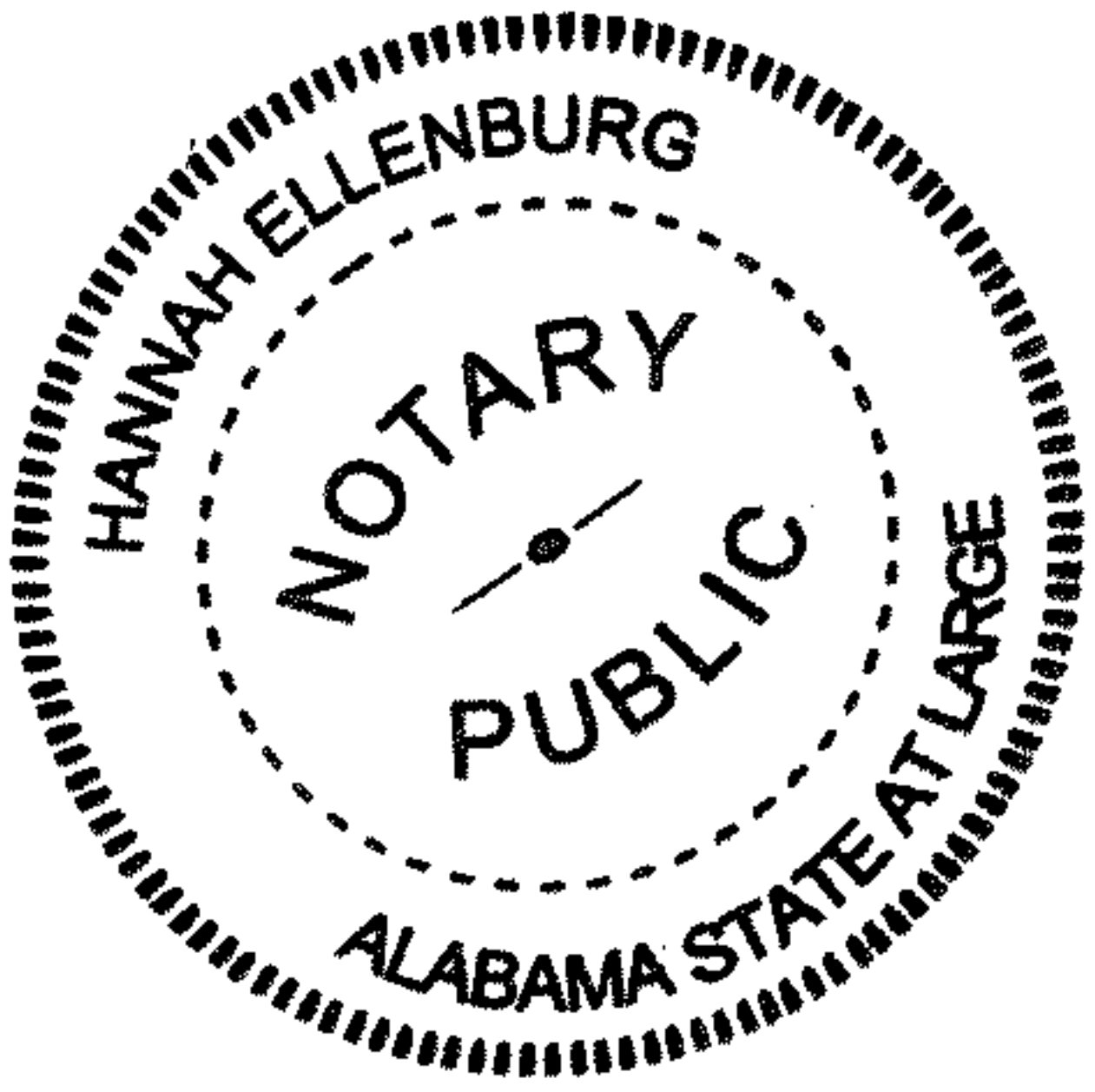
STATE OF ALABAMA )  
CORPORATE ACKNOWLEDGEMENT  
Jefferson COUNTY )

I, Hannah Ellenburg, a Notary Public in and for said County, in said State, hereby certify that **Fernando Patino Perez, as Managing Member of Patino Investments, LLC**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2020.

  
NOTARY PUBLIC

My Commission Expires: 3/13/28



THIS INSTRUMENT PREPARED BY  
FREEMAN FITE  
THE FITE LAW FIRM, LLC  
Post Office Box 368  
Anniston, Alabama 36202  
Phone: 256-231-9330

**Real Estate Sales Validation Form**

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

Grantor's Name:	Patino Investments, LLC	Grantee's Name:	Thomas Detchemendy
	1021 Caribbean		4704 Chippewa
Mailing Address:	Cr. Alabaster	Mailing Address:	Ln. Pelham
	AL 35007		AL 35124

Property Address:	4704 Chippewa Lane	Date of Sale:	04/01/26
	Pelham, AL 35124	Total Purchase Price	420,000.00
		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)

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

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 the 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: 4/1/26

Print: Hannan Ellenburg

Unattested: \_\_\_\_\_  
(verified by)

Sign: [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/02/2026 08:14:11 AM  
 \$49.00 JOANN  
 20260402000095830

*Allie S. Boyd*