

**This instrument prepared by:**  
Michael Galloway, Esq  
CMG Law, LLC  
P.O Box 151  
Gardendale, AL 35071

**SEND TAX NOTICE TO:**  
Sky Ruiz Hernandez  
2229 Forest Lakes Lane  
Sterrett, AL 35147

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Three Hundred Fifteen Thousand And No/100 Dollars (\$315,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jacob Clinton Roy, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Sky Ruiz Hernandez (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 65, According to the Map and Survey of Forest Lakes, Sector 2, Phase 2, as recorded in Map Book 29, Page, 127, in the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$283,500.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30 day of MARCH, 2026.

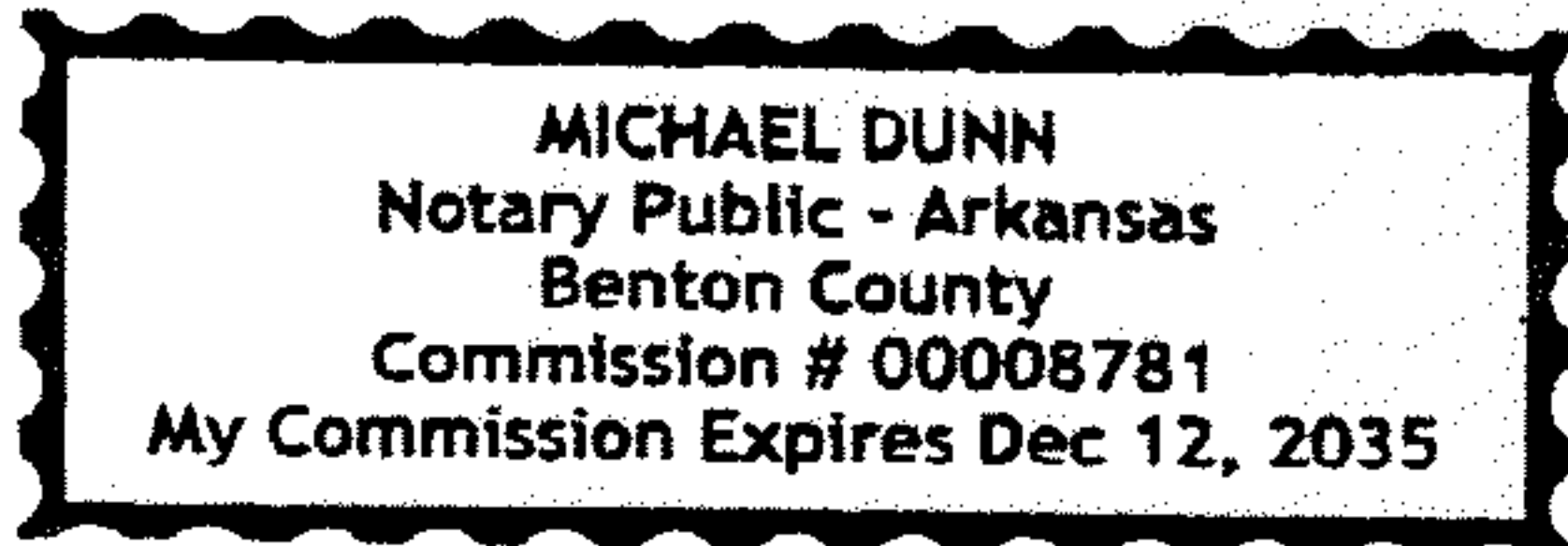
Jacob Clinton Roy  
Jacob Clinton Roy

STATE OF ARKANSAS  
COUNTY OF BENTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacob Clinton Roy whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 30<sup>th</sup> day of MARCH, 2026.

Michael Dunn  
Notary Public  
My commission expires: 12/12/2035



**Real Estate Sales Validation Form**

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

Grantor's Name	Jacob Clinton Roy	Grantee's Name	Sky Ruiz Hernandez
Mailing Address	6206 SW Luna Lane Bentonville, AR 72713	Mailing Address	2229 Forest Lakes Lane Sterrett, AL 35147
Property Address	2229 Forest Lakes Lane Sterrett, AL 35147	Date of Sale	March 31, 2026
		Total Purchase Price	\$315,000.00
		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	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

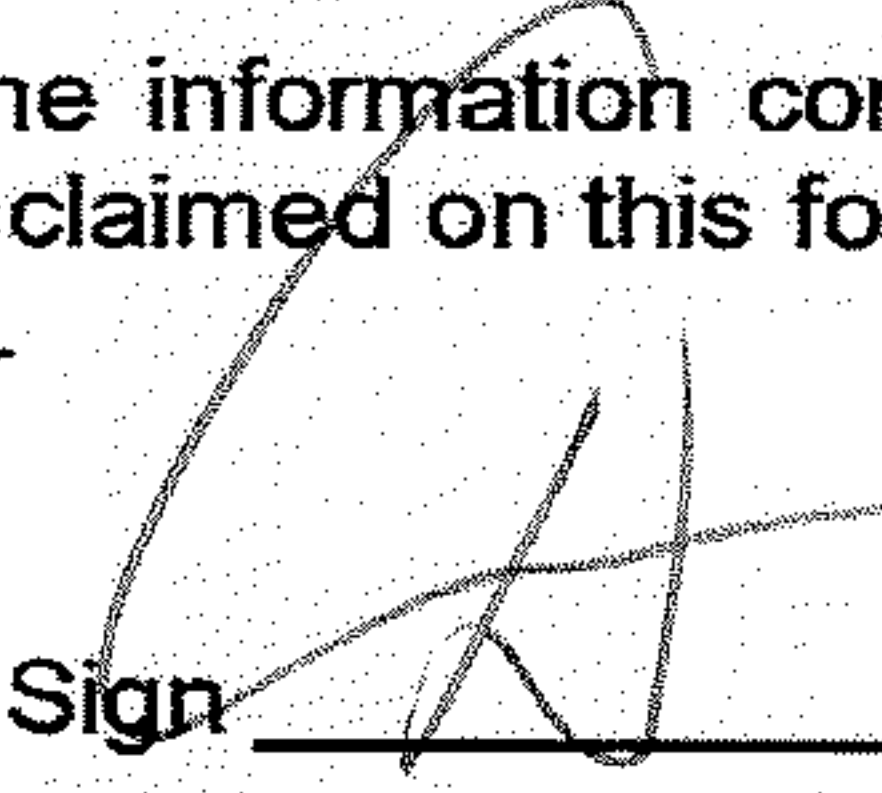
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: March 31, 2026

Sign  \_\_\_\_\_  
Agent



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/02/2026 03:28:01 PM  
 \$59.50 JOANN  
 20260402000097210

*Allie S. Bayl*