



20180103000003110 1/3 \$83.00
Shelby Cnty Judge of Probate AL
01/03/2018 02:20:28 PM FILED/CERT

Grantor's Name:
Pedro Hernandez
Address:

2101 First Avenue West
Apartment 40
Maylene, AL 35114

Grantee's Name:
Kimberly W. Hernandez
Address:

178 Cedar Bend Drive
Helena, AL 35080

Property Address:
178 Cedar Bend Drive
Helena, AL 35080

Date of FJD: October 2, 2017

Current Assessor's MV \$123,800
One-half of MV \$ 61,900

This instrument was prepared by:
Lisa L. Woods, Esq.
1746 Oxmoor Road
Birmingham, Alabama 35209

Send Tax Notice To:
Kimberly W. Hernandez
178 Cedar Bend Drive
Helena, AL 35080

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, Pedro Hernandez, (hereinafter referred to as GRANTOR), a single man formerly married to Kimberly W. Hernandez, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does, by these presents, grant, bargain, sell and convey unto Kimberly W. Hernandez (hereinafter referred to as GRANTEE), a single woman formerly married to Pedro Hernandez, the following described real estate, situated in SHELBY County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD, unto the said GRANTEE, her heirs and assigns forever.

This instrument was prepared pursuant to that certain Final Judgment of Divorce, Case No. DR 17 900528, in the Circuit Court of SHELBY County, Alabama.

This instrument was prepared **without** benefit of a title binder or other title information and the legal description was furnished by the Grantee, KIMBERLY W. HERNANDEZ.

Statutory Warranty Deed
From Pedro Hernandez to Kimberly W. Hernandez
Page Two of Two Pages

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR'S acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature and seal this the 1st day of November, 2017.

(SEAL)

Pedro Hernandez
PEDRO HERNANDEZ
an unmarried man

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PEDRO HERNANDEZ, a single man formerly married to KIMBERLY W. HERNANDEZ, signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

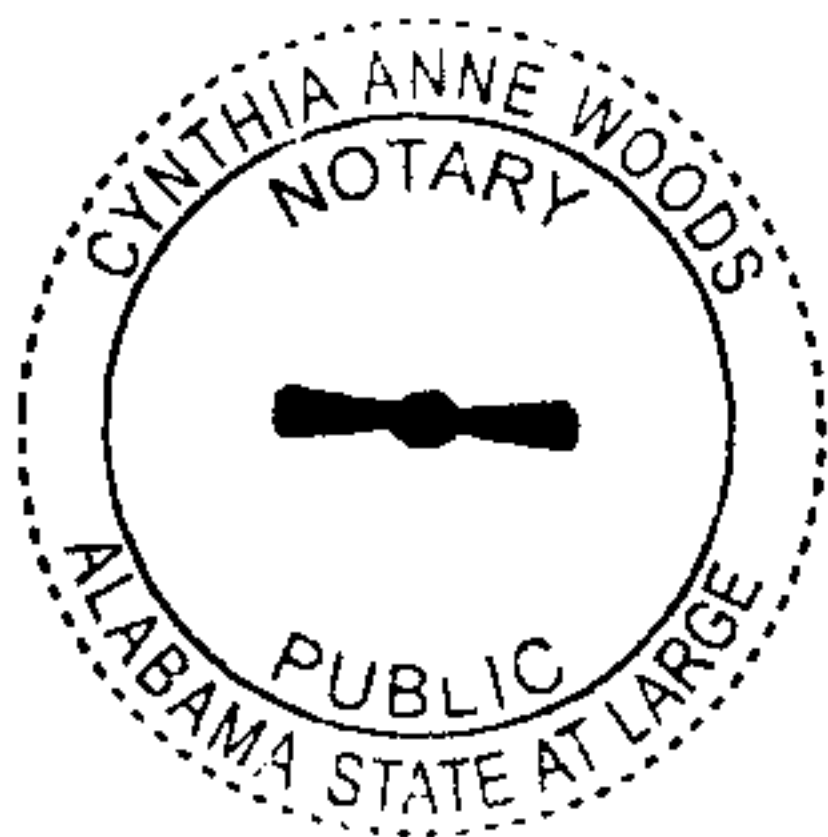
Given under my hand and official seal this the 1st day of November, 2017.

Cynthia Woods

NOTARY PUBLIC

My commission expires: 3-4-2020

SEAL:



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EXHIBIT "A"

Lot 24, in Block 2, according to the Survey of Cedar Bend, Phase 1, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama.

Note: \$113,700.00 of the above purchase price is in the form of a mortgage in favor of Synovus Mortgage Corp., executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.



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