

Send Tax Notice to:
Christopher C. Spragg and Sarah M.
Spragg
395 Walker Way
Pelham, AL 35124

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-3966

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY SEVEN THOUSAND AND 00/100 (\$267,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Israel Medina-Diaz and Guadalupe Diaz Diaz, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

7237 Northbridge Boulevard, Tampa, FL 33615

by **Christopher C. Spragg and Sarah M. Spragg (herein referred to as "Grantee," whether one or more)**, whose mailing address is

561 Riverwoods Ldg., Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **395 Walker Way, Pelham, AL 35124**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$257,050.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 11 day of October, 2022.

Israel Medina-Diaz
Israel Medina-Diaz
Guadalupe Diaz Diaz
Guadalupe Diaz Diaz

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Israel Medina-Diaz and Guadalupe Diaz Diaz**, 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 this 11 day of October, 2022.

Cassy L. Dailey
Notary Public
Cassy L. Dailey
Printed Name
My Commission Expires:

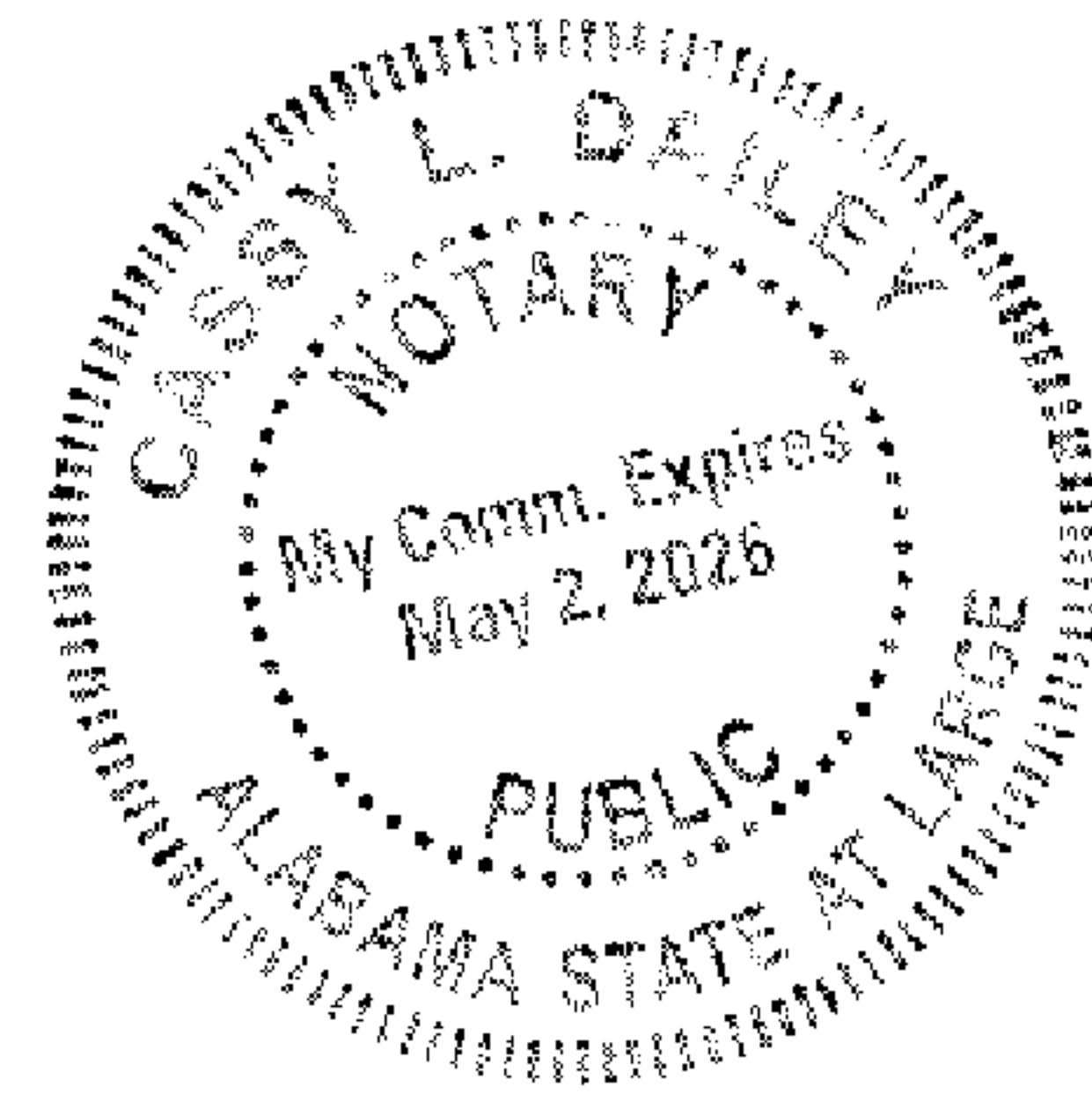


EXHIBIT A

Property 1:

Lots 145 and 145A, according to the Record Map for Builders Group Addition to The Glen at Stonehaven, Phase Two, as recorded in Map Book 27, page 146, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/26/2022 09:41:50 AM
\$38.00 JOANN
20221026000402140

Allie S. Boyd