

20230816000246940 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
08/16/2023 10:08:04 AM FILED/CERT

Instrument Prepared by:

Albert J. Osorio, Esq. (ASB) 3163-N93D
Law Offices of Albert J. Osorio, LLC
3453 Sierra Drive
Birmingham, AL 35216

Send Tax Notice to:

Amadeo H. Orellana Ramirez
Quelin Yanira Gomez Contreras
397 County Road 104
Montevallo, AL 35115

NO TITLE INSURANCE AT REQUEST OF GRANTEE

WARRANTY DEED/ (Scrivener's Error)

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of twenty five thousand dollars (\$25,000.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, that , BELARMINO ORDONEZ MEJIA, a single man; hereby grants, releases, bargains, sells and convey, unto, **AMADEO H. ORELLANA RAMIREZ** and QUELIN YANIRA GOMEZ CONTRERAS, as Joint Tenants with Rights of Survivorship, the real estate described below situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION

SUB DIVISON1: DUNSTANS

MAP BOOK: 00 PAGE: 001

SUB DIVISON2:

MAP BOOK: 00 PAGE: 000

PRIMARY BLOCK: 51

SECONDARY BLOCK: 000

PRIMARY LOT: 9

SECONDARY LOT: 10 and 11

METES AND BOUNDS:

PARCEL ID: 28 5 21 2 001 010.000

**CONNECTING: THE FIRST NAME OF
GRANTEE: "AMADEO"**

**- ADDING LOT 11 TO
DESCRIPTION**

PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

INSTRUMENT:

20230814000244390



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Together with the hereditaments and appurtenances thereunto belonging and all fixtures now attached to be used in connection with the premises herein described, subject to any and all existing easements, right of way, any special assessments and restrictions (as applicable), and any limitations of record which might adversely affect the title to the above-described property. This property is subject to any mineral and or mining rights not owned by the grantor.

To have and to hold unto the said Grantee, their heirs and assigns forever.

And I for myself and for my heirs, executors, and administrators covenant with the Grantee, their heirs and assigns, that I am lawfully seized in fee simple of the premises and I hereby convey and guarantee that this property is free of any liens and encumbrances, and I convey any and all interests I have or may have at law or in equity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of August, 2023.



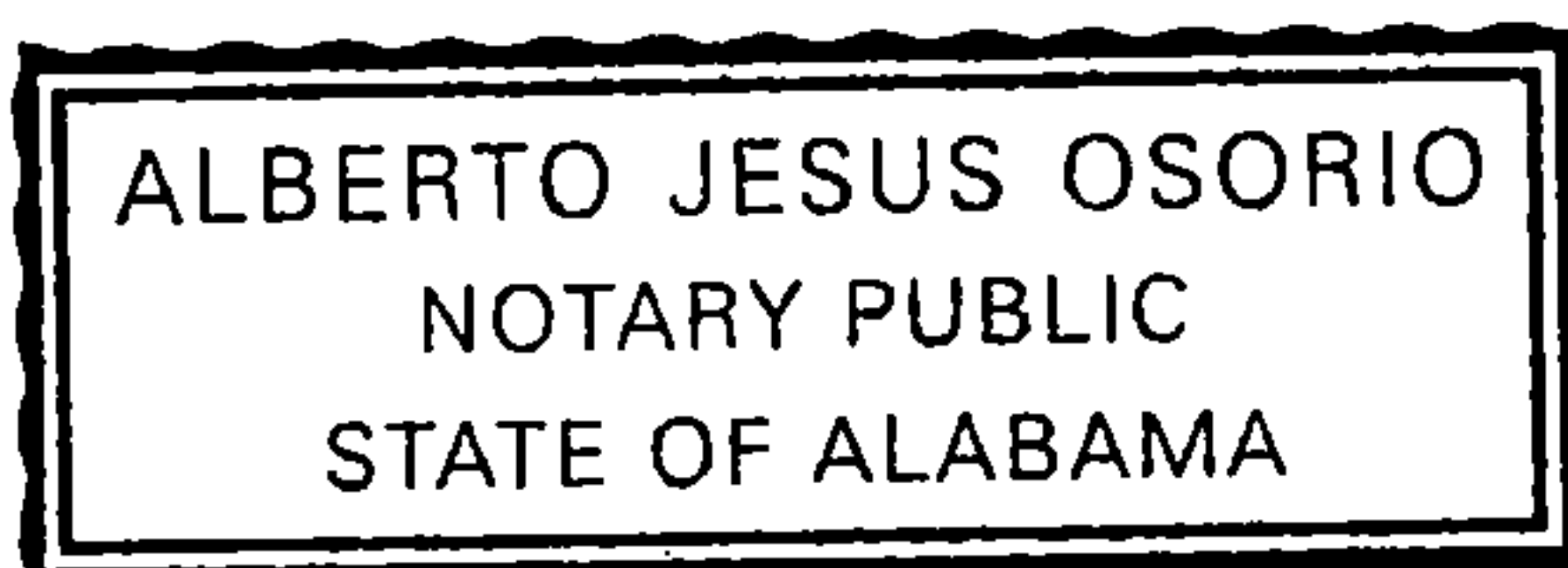
BELARMINO ORDONEZ MEJIA (Grantor)

STATE OF ALABAMA)


SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that BELARMINO ORDONEZ MEJIA whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he/ she has executed the foregoing conveyance.

Given under my hand and official seal, this the 5th day of August, 2023.



Comm Expires on 7/23/25



NOTARY PUBLIC

PRINTED NAME: Albert J. Osorio

My Commission Expires: 7/23/2025