

Send tax notice to:
BONFILIO SIERRA ARROYO
4149 OLD CAHABA PARKWAY
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2023377T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Five Thousand and 00/100 Dollars (\$425,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MELANIE D HARRIS, A SINGLE INDIVIDUAL**, whose mailing address is: 120 Southlake Lane Birmingham AL 35244 (hereinafter referred to as "Grantors") by **BONFILIO SIERRA ARROYO and EMILY FLANAGAN SIERRA ARROYO** whose property address is: **4149 OLD CAHABA PARKWAY, HELENA, AL, 35080** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1810, according to the Survey of Old Cahaba Phase V, 1st Addition, as recorded in Map Book 35, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions, public utility easements and building setback lines on that recorded map and Survey of Old Cahaba Phase V, 1st Addition, as recorded in Map Book 35, Page 120, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Record, including those recorded in Book 15, Page 415; Book 61, Page 164; Real 133, Page 277 and Real 321, Page 629.
4. Easements to Alabama Power Company recorded in Book 131, Page 447; Book 134, Page 85; Book 230, Page 113; Book 257, Page 213 and Real 46, Page 69.
5. Easements to Shelby County recorded in Book 155, Page 331; Book 155, Page 425; Book 2, Page 16 and Book 156, Page 203.
6. Rights of other parties, the United States of America, and/or the State of Alabama, in and to the shore, littoral or riparian rights to the subject property lying adjacent to creeks and/or streams bordering subject property.
7. Covenants, conditions and restrictions as set forth in the document recorded in Instrument 20050916000481600, and any amendments thereto, in the Probate Office of Shelby County, Alabama.

\$382,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 4 day of December, 2023.




MELANIE D HARRIS

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 4 day of December, 2023.



Notary Public
Print Name: Brittani
Commission Expires: 30 20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2023 02:34:48 PM
\$67.50 BRITTANI
20231204000350090

Alli S. Boyd