

Send tax notice to:
KATIA LUCIA FONSECA
540 CROSSCREEK TRIAL
PELHAM, AL, 35124

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

2017303

WARRANTY DEED

20170710000245270
07/10/2017 01:34:52 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Two Thousand and 00/100 Dollars (\$152,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MICHAEL S. BREWER and FALLON LEVINE BREWER, HUSBAND AND WIFE **whose mailing address** is: 2311 Abbeyglen Circle Hoover AL 35226 (hereinafter referred to as "Grantors") by KATIA LUCIA FONSECA and GERARDO FONSECA **whose property address** is: 540 CROSSCREEK TRIAL, PELHAM, AL, 35124 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, Block 8, according to the map and survey of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, Page 102, in the Office of the Judge of Probate of Shelby County, Alabama.

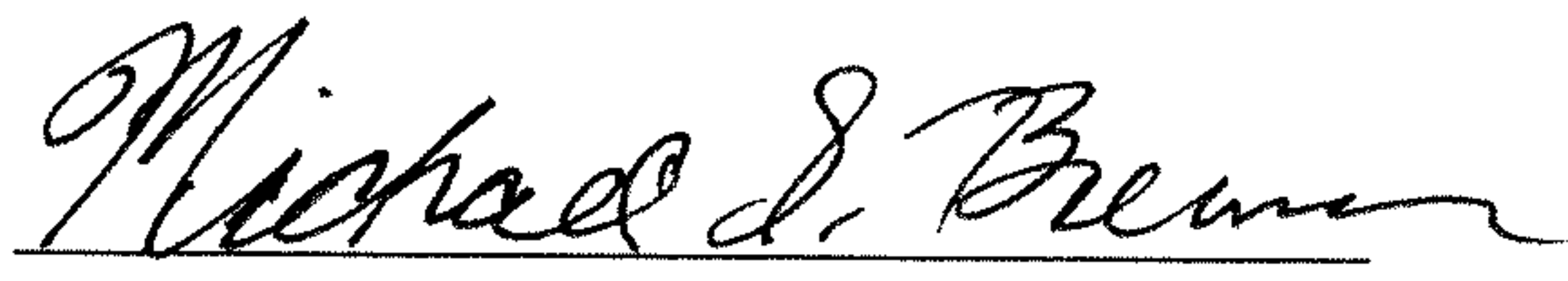
SUBJECT TO:

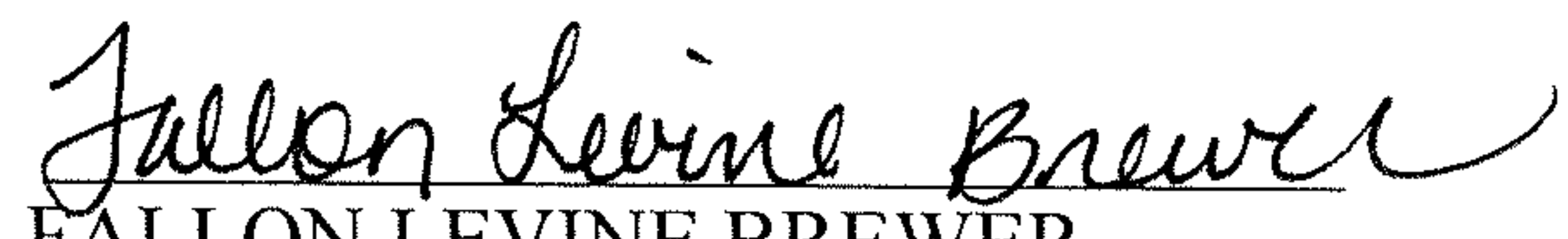
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
3. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Oak Mountain Estate, Sixth Sector, recorded in Map Book5, Page 102, in the Office of the Judge of Probate of Shelby County, Alabama

\$129,000.00 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 6th day of July, 2017.

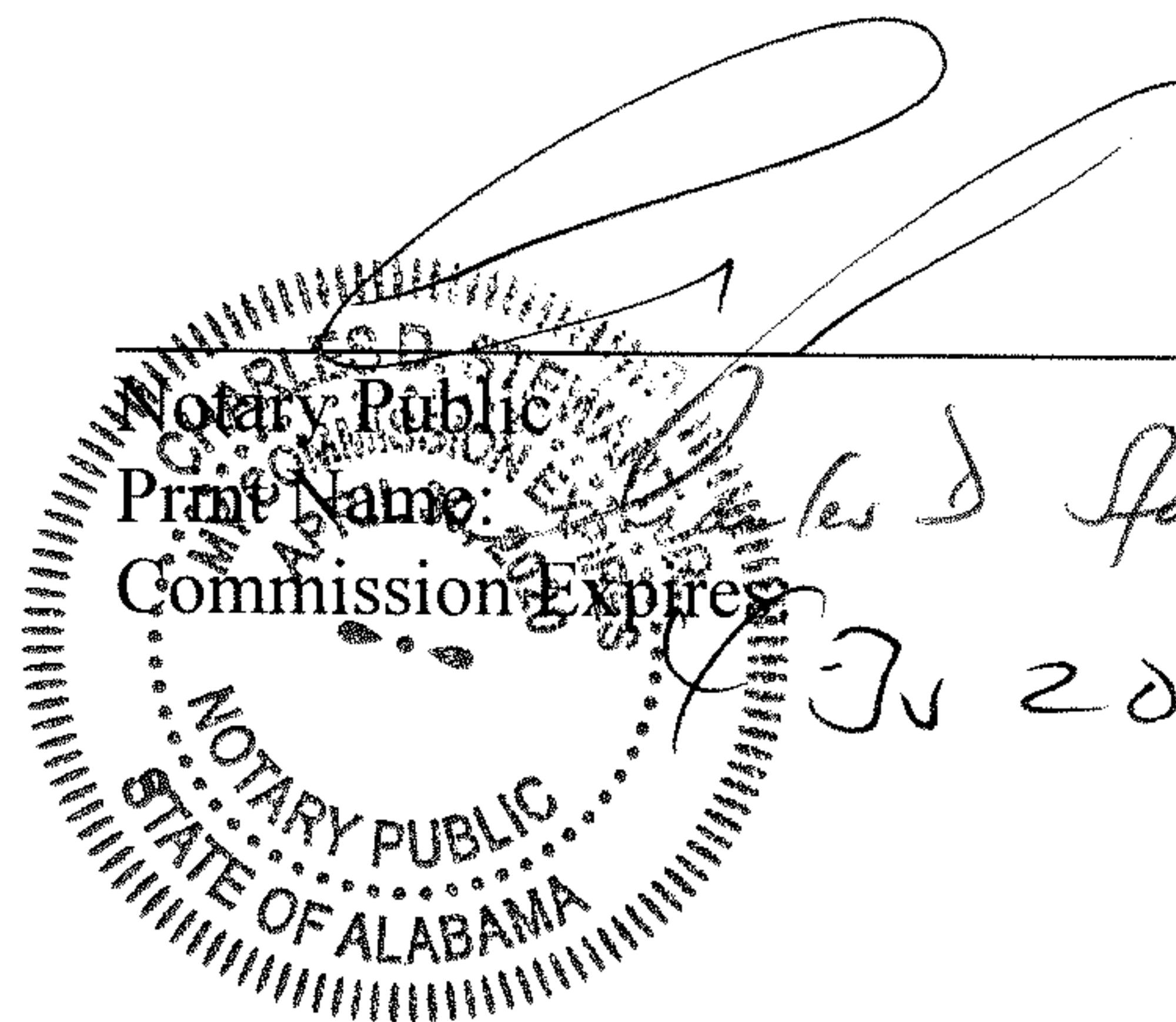

MICHAEL S. BREWER

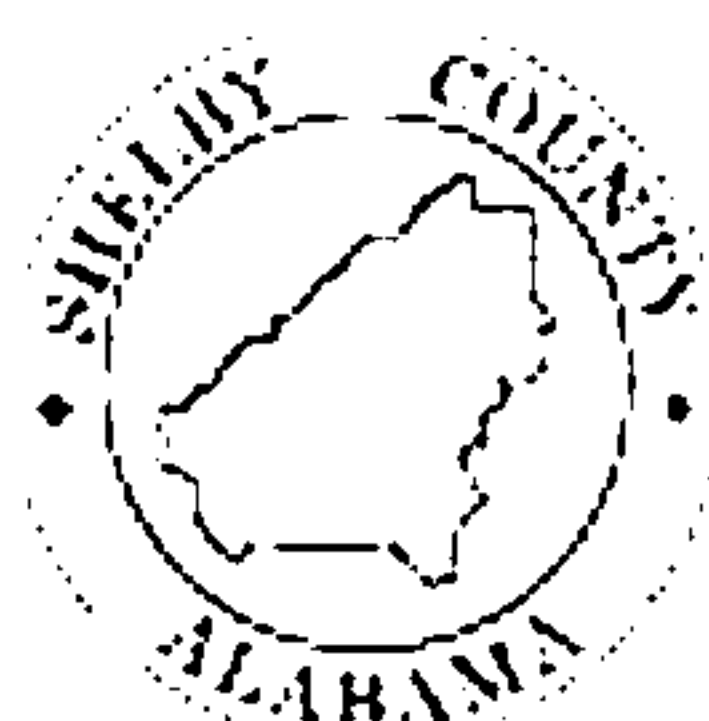

FALLON LEVINE BREWER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL S. BREWER and FALLON LEVINE BREWER 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 6th day of July, 2017.


Charles D. Gasant, Jr.
Ju 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/10/2017 01:34:52 PM
\$41.00 CHERRY
20170710000245270

