

20190102000000280

01/02/2019 09:33:24 AM

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

DEEDS 1/1

Send Tax Notice To:
Joseph Melton
339 Forest Lakes Dr
Sterrett, AL 35147

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Five Thousand Dollars and No Cents (\$145,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, 5892 Lake Cyrus Dr. Hoover, AL 35244 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto 339 Forest Lakes Dr., Sterrett, AL 35147 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

LOT 693, ACCORDING TO THE SURVEY OF FOREST LAKES, 12 SECTOR, AS RECORDED IN MAP BOOK 34 AT PAGE 3 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to: All easements, restrictions and rights of way of record.

\$116,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our heirs), executors, and administrators shall warrant and defend the same to the said Grantees, their 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 the 27th day of December, 2018.

Pedro Rueda by attorney-in-fact
Leonello Marthe Turbay

Pedro F Rueda by Attorney-in-Fact,
Leonello Marthe Turbay

Sandra Castano by attorney-in-fact
Leonello Marthe Turbay

Sandra Castano by Attorney-in-Fact,
Leonello Marthe Turbay

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Pedro F. Rueda by Attorney-in-Fact, Leonello Marthe Turbay and Sandra Castano by Attorney-in-Fact, Leonello Marthe Turbay, 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 in his/her/their capacity as Personal Representative and as Trustee of the Pedro F Rueda and Sandra Castano executed the same voluntarily on the day the same bears date.

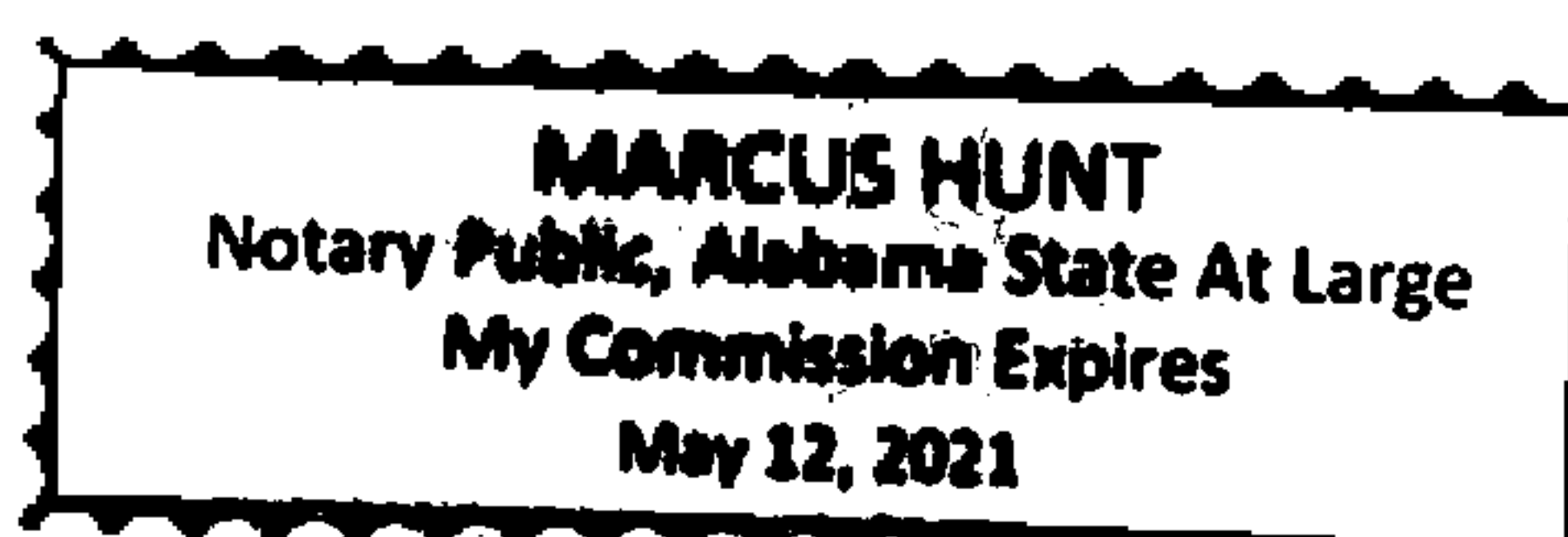
Given under my hand and official seal, this the 27th day of December, 2018.

Marcus Hunt
Notary Public, State of Alabama

Marcus Hunt

Printed Name of Notary

My Commission Expires: 5/12/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2019 09:33:24 AM
\$44.00 CHERRY
20190102000000280

Allen S. Bayl