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02/11/2019 08:10:31 AM

DEEDS 1/2

Send tax notice to:

Juana Vazquez Vallejo
185 Maylene Ln.
Maylene, AL 35114
HOV1900048

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Fifty Seven Thousand and 00/100 Dollars (\$57,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Kenneth C. Helms and Ruby D. Helms, husband and wife**, whose mailing address is 3005 Garland Rd., Birmingham, AL 35242 (hereinafter referred to as "Grantor") by **Juana Vazquez Vallejo** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 13 of R.E. Whaley Map of Maylene, Alabama, located on Whatley Avenue, said lot fronting 140 feet and running back 160 feet; all lying and being in Shelby County, Alabama, as recorded in Map Book 3, Page 75.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

Kenneth C. Helms and Kenneth Clifford Helms are one and the same person.
Ruby D. Helms and Ruby Dean Helms are one and the same person.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, Kenneth C. Helms and Ruby D. Helms have hereunto set their signatures and seals on February 8, 2019.

*Kenneth Clifford Helms, by his attorney
in fact, Deborah Triplett*

Kenneth Clifford Helms, by his attorney
in fact, Deborah Triplett

*Ruby Dean Helms, by her attorney
in fact, Deborah Triplett*

Ruby Dean Helms, by her attorney in
fact, Deborah Triplett

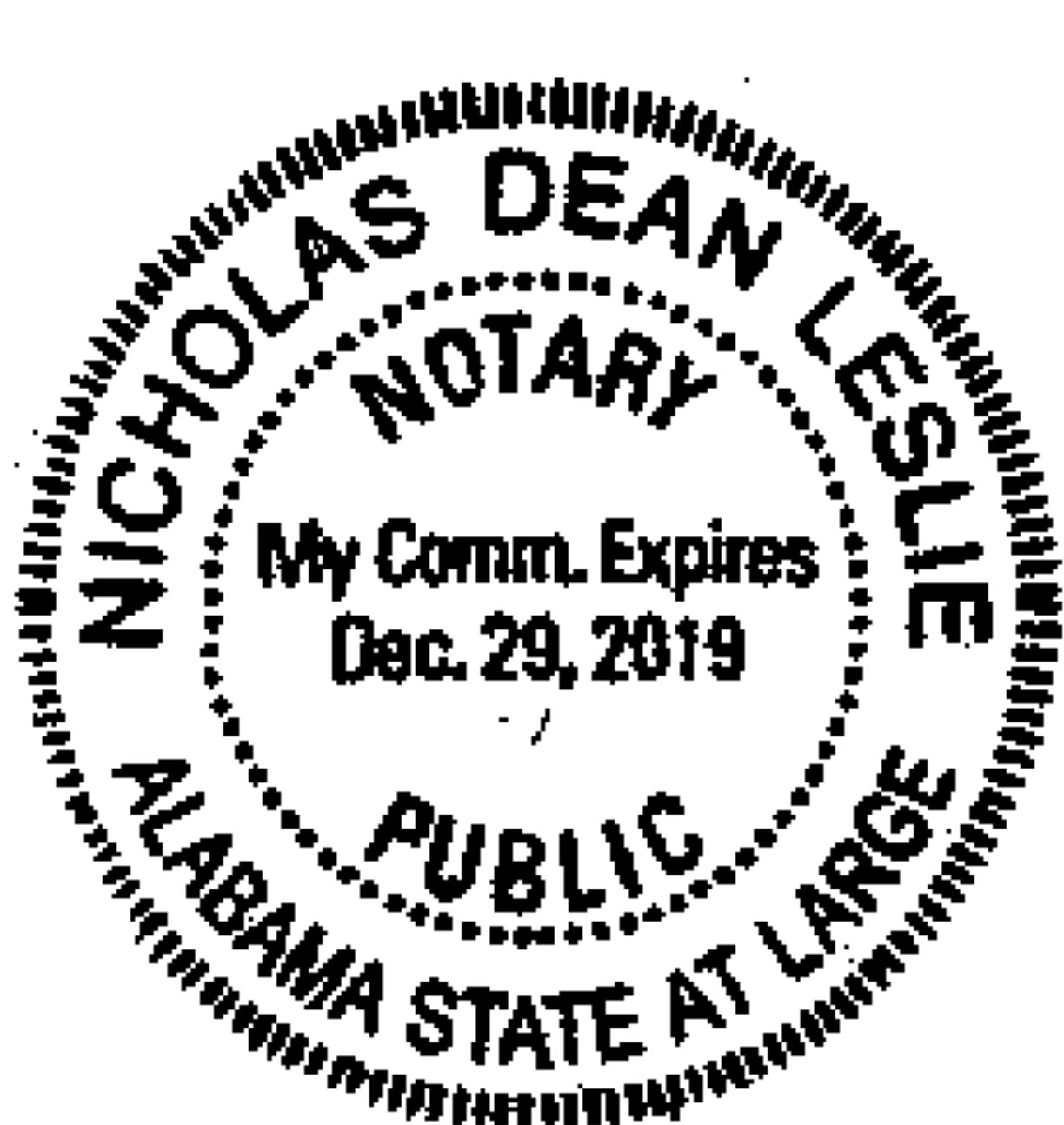
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ACKNOWLEDGMENT FOR POWER OF ATTORNEY

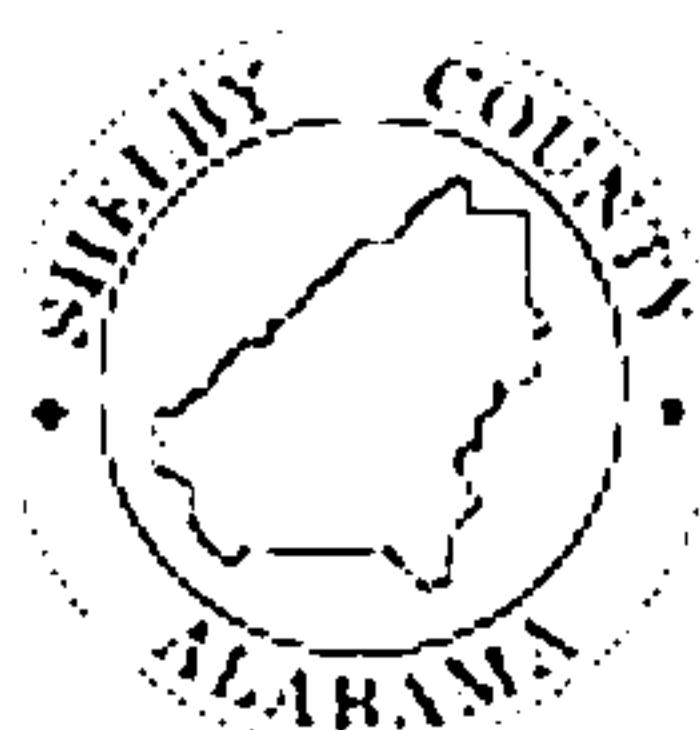
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah Triplett, whose name as Attorney in Fact for Kenneth Clifford Helms and Ruby Dean Helms, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of February 2019.



Nicholas Dean Leslie
Notary Public
Print Name: Nicholas Dean Leslie
My Commission Expires: 12-29-19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/11/2019 08:10:31 AM
\$75.00 CHERRY
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Allen S. Boyd