

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Adrian Stokes Traywick
839 Willow Oak Dr, Hoover AL 35244

Know all men by these presents:

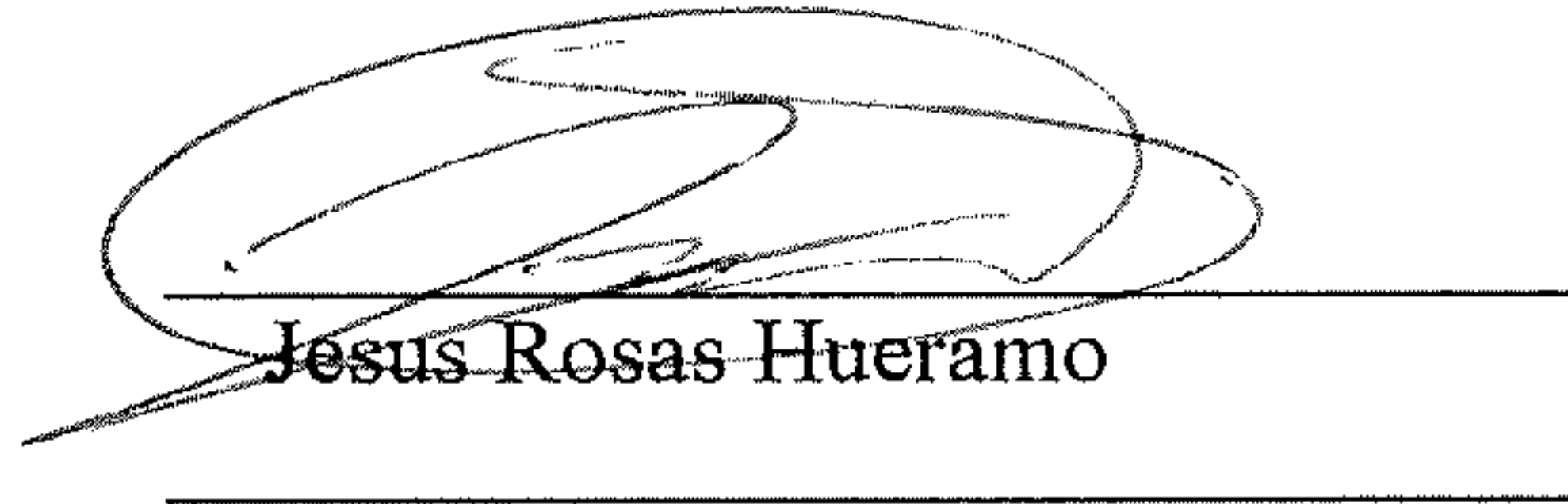
That in consideration of Two Hundred Fifty Nine Thousand Nine Hundred and No/100 Dollars (\$259,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jesus Rosas Hueramo, a single person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Adrian Stokes Traywick (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the County of Shelby, State of Alabama, described as follows; Lot 21, according to the Amended Map of Sixth Addition to Riverchase Country Club, as recorded in Map Book 7, Page 93 in the Probate Office of Shelby County, Alabama.

\$255,192.00 of the purchase price was obtained by a purchase money mortgage filed 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 17th day of July 2019


Jesus Rosas Hueramo

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

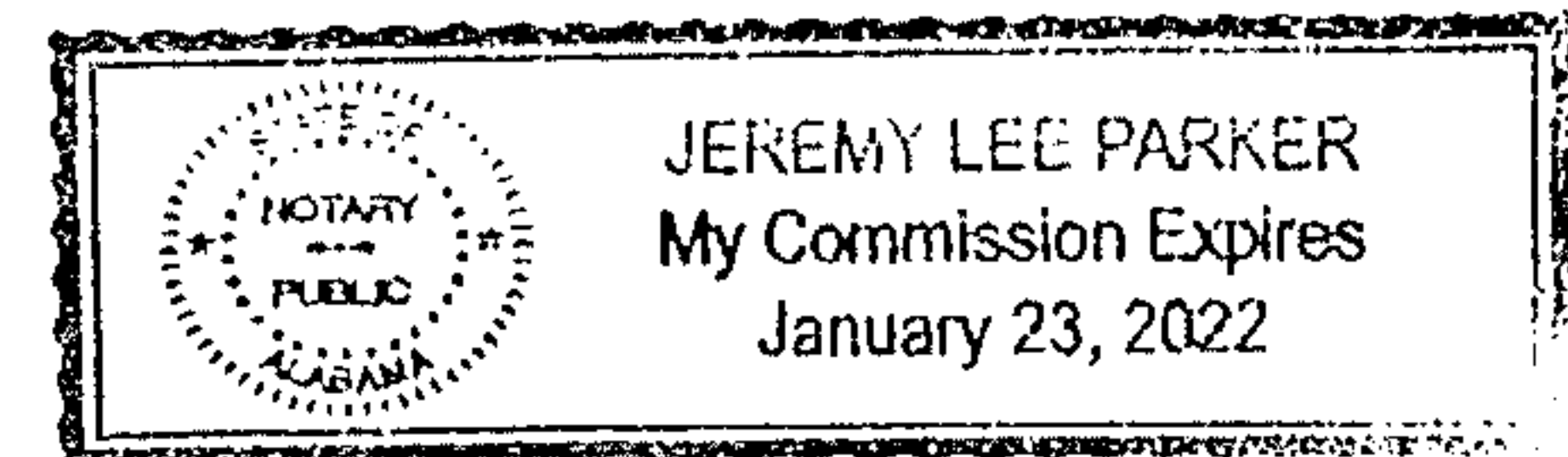
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Jesus Rosas Hueramo whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, 20 19.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name	Adrian StokesTraywick
	839 Willow Oak Dr
	Hoover AL 35244

Date of Sale	July 17, 2019
Total Purchase Price	<u>\$259,900.00</u>
Or	
Actual Value	<u>\$</u>
Or	
Assessor's Market Value	\$

_____ Bill of Sale
 _____ Sales Contract
 _____ Closing Statement

_____ Appraisal
 _____ Other to

Instructions

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Date of Sale - the date on which interest to the property was conveyed.

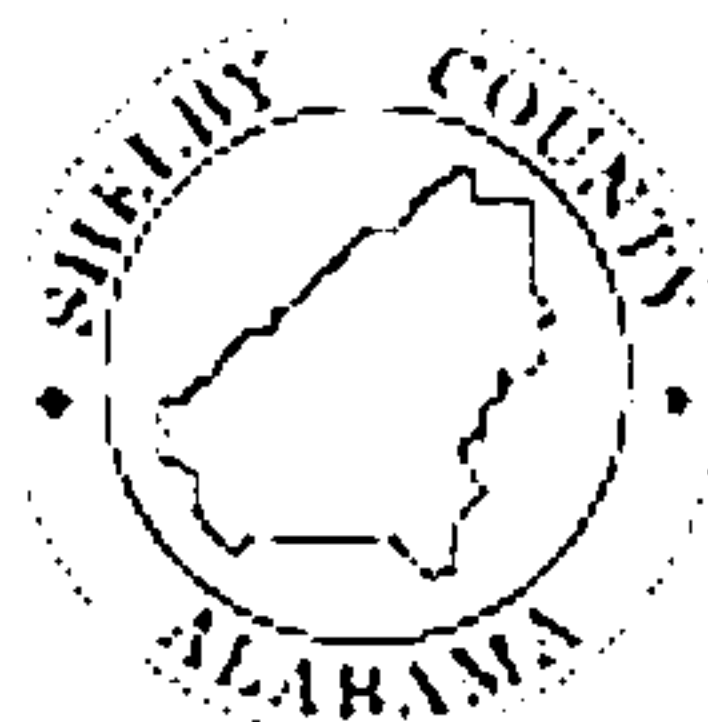
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Print Jesus Rosas Hueramo
Sign: _____
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/22/2019 11:03:06 AM
\$26.00 CHERRY
20190722000259340

Allie S. Beryl