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03/20/2020 03:38:15 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Dulce Maria Canales and Salvador Jeovany Canales -  
Cordova  
168 Chinaberry Ln  
Alabaster, AL 35114

**This instrument prepared by:**  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #275  
Birmingham, Alabama 35243  
**BHM2000172**

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Two Hundred Forty Seven Thousand Five Hundred and 00/100 Dollars (\$247,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Christopher N. Fortunis and Tiffany D. Fortunis, a married couple**, whose address is 857 Madison Lane Helena AL 35080 (hereinafter "Grantor", whether one or more), by **Dulce Maria Canales and Salvador Jeovany Canales - Cordova**, whose address is 224 Dolphin Ct, Alabaster, AL 35007, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Dulce Maria Canales and Salvador Jeovany Canales - Cordova , as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **168 Chinaberry Ln., Maylene, AL 35114**, to-wit:

**Lot 32, according to the Survey of Chinaberry Subdivision, Phase II Final Plat, as recorded in Map Book 34, Page 91, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

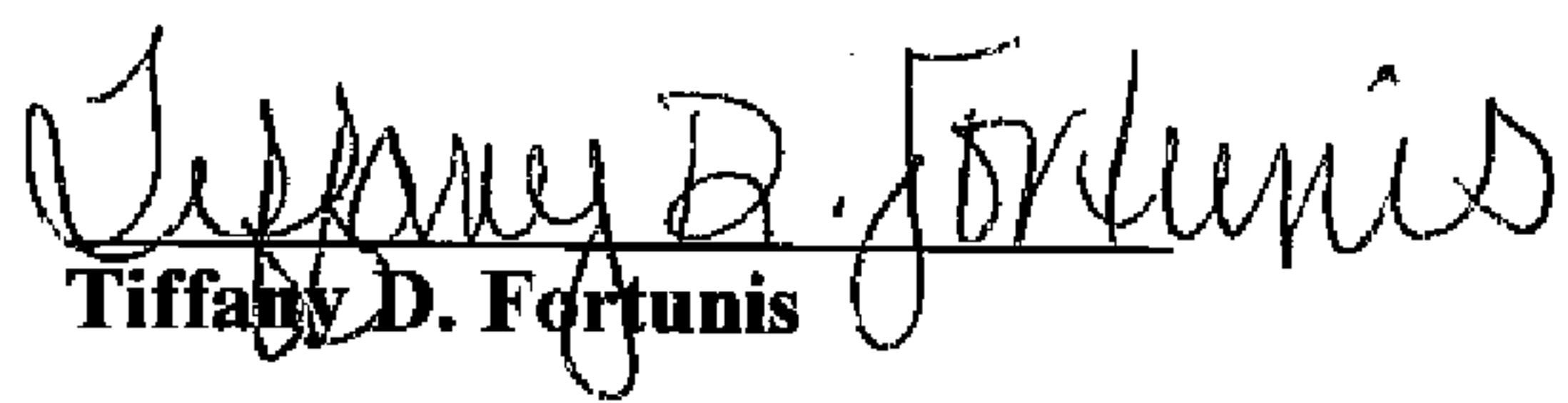
**Subject to a third-party mortgage in the amount of \$217,500.00 executed and recorded simultaneously herewith.**

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 20th day of March, 2020.



Christopher N. Fortunis

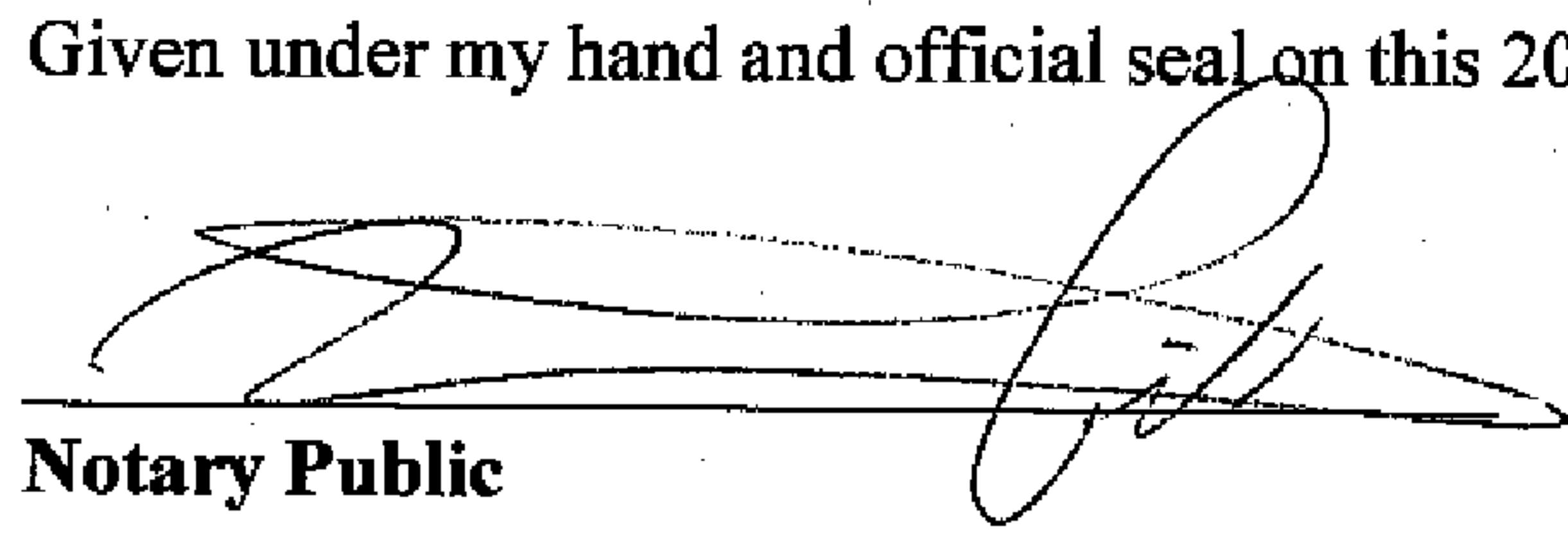


Tiffany D. Fortunis

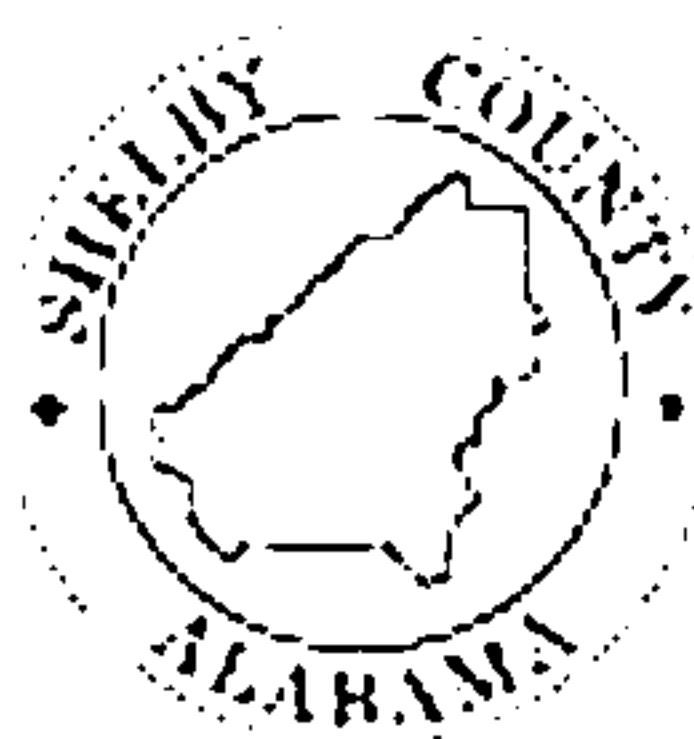
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Christopher N. Fortunis and Tiffany D. Fortunis**, a married couple, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 20th day of March, 2020.



Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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\$55.00 CHERRY  
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