

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
ATB1612

9 Country Hills Rd
Montevallo, AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Eighty Thousand 00/100 Dollars (\$80,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Robert Lewis Webb and Dana Michelle Webb, a married couple** whose mailing address is: 95 County Road 502, Vuxburg, AL 36091; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Samuel Erasmo Olvera Munoz** whose mailing address **9 Country Hills Rd, Montevallo, AL 35115** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 434 Meadowlark Place, Alabaster, AL 35007 to wit:

Lot 3, in Block 1, according to the Survey of Willow Glen, as recorded in Map Book 7, Page 101, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

"Robert Lewis Webb is the surviving grantee of deed recorded in Instrument #2000-23415, in the Probate Office of Shelby County, Alabama; the other grantee Kim Davis Webb, having died on or about the 14th day of December, 2013"

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12 day of May, 2020.

Robert Lewis Webb
Robert Lewis Webb

Dana Michelle Webb
Dana Michelle Webb

STATE OF ALABAMA

Jefferson County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Robert Lewis Webb and Dana Michelle Webb** whose name 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 this conveyance, he, she, they executed the same voluntarily.

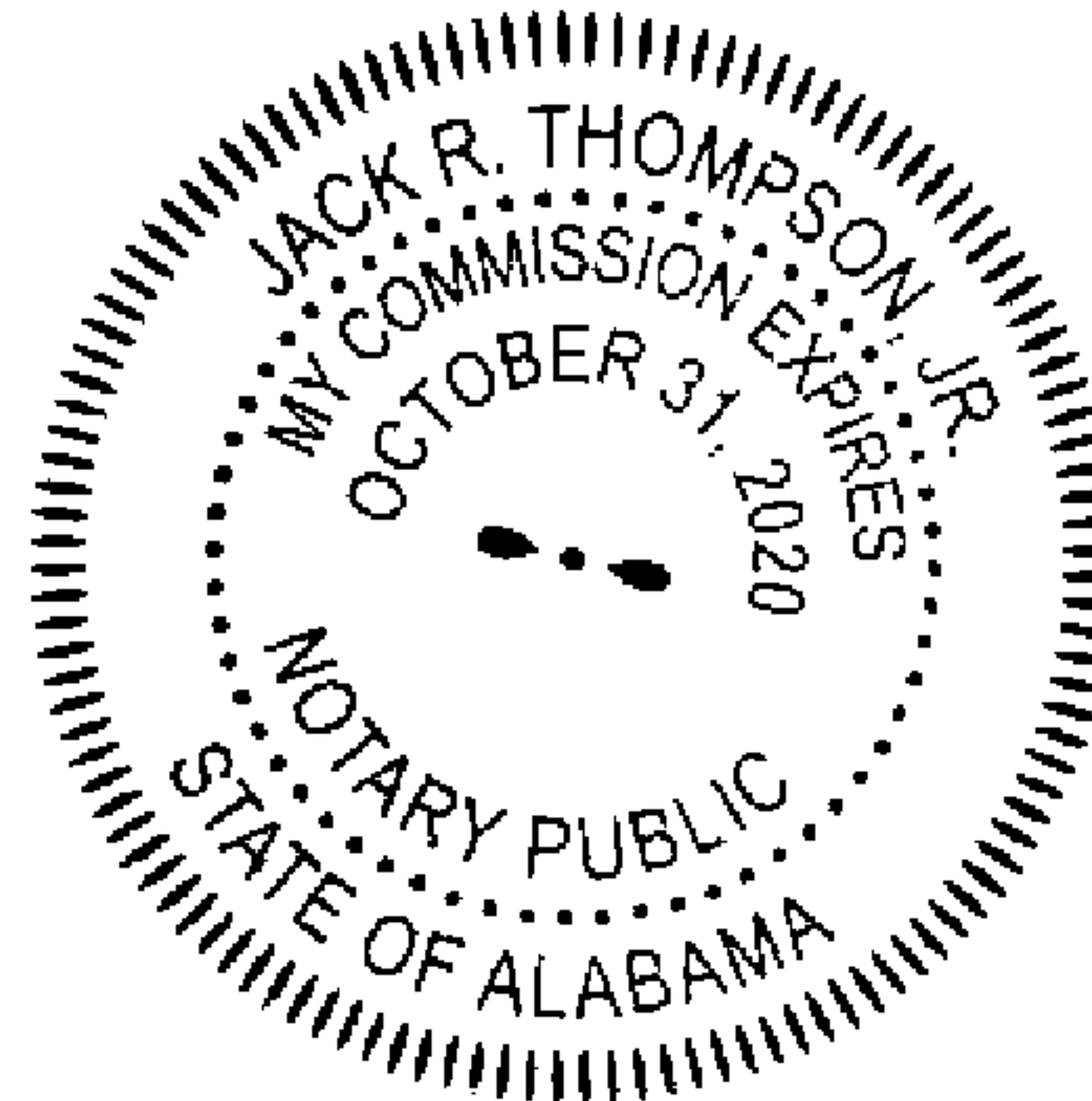
WITNESS my hand and official seal in the county and state aforesaid this the 12th day of May, 2020

My Commission Expires:

10/31/2020

Jack R. Thompson Jr.
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2020 03:12:04 PM
\$105.00 CHARITY
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Allen S. Bayl