

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1729

SEND TAX NOTICE TO:

104 Sugar Hill Ln
Alabaster, AL 35007

[Space Above This Line for Recording Data]

20200803000325770

08/03/2020 10:21:38 AM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Twenty-nine Thousand Five Hundred 00/100 Dollars (\$129,500.00)** 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, **Carolyn Anne Cook Rivera and Luis Fernando Rivera Galvez, a married couple** whose mailing address is:

4614 Tecumseh Lane Pelham, AL 35124;
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tamara Alexis Heinemann**, whose mailing address 104 Sugar Hill Ln, Alabaster AL 35007
(herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 104 Sugar Hill Ln, Alabaster, AL 35007 to wit:

Lot 44, according to the Surrey of Sugar Hill Townhomes, as recorded in Map Book 28, Page 115, 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.

\$103,600.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

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 30 day of July, 2020.

Carolyn Anne Cook Rivera
Carolyn Anne Cook Rivera
Luis Fernando Rivera Galvez
Luis Fernando Rivera Galvez

STATE OF ALABAMA

Jefferson County ss:

I, Jack R. Thompson, a Notary Public in and for said county in said state, hereby certify that **Carolyn Anne Cook Rivera and Luis Fernando Rivera Galvez** 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.

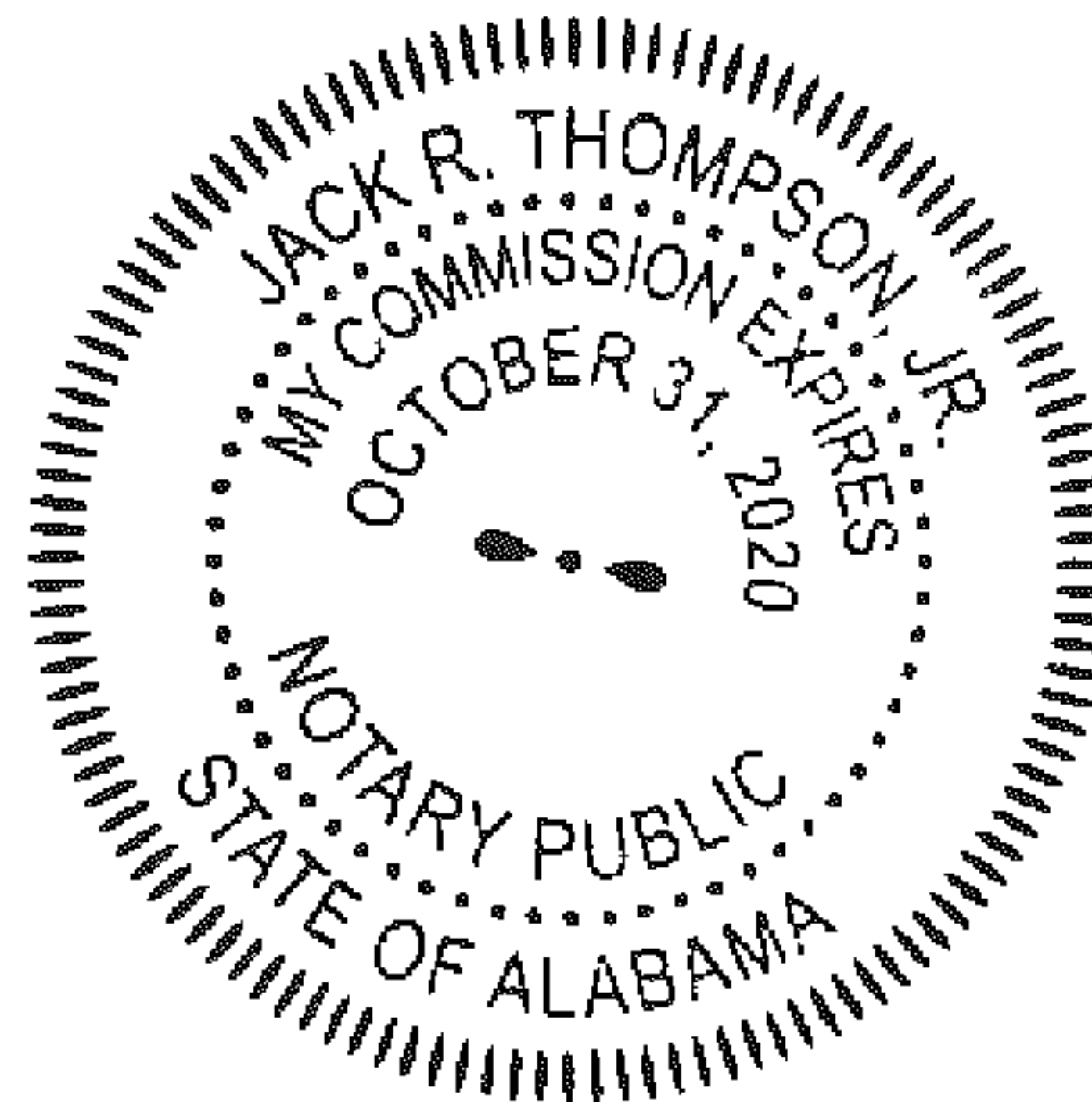
WITNESS my hand and official seal in the county and state aforesaid this the 30th day of July, 2020

My Commission Expires.

10/31/2020

Jack R. Thompson
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2020 10:21:38 AM
\$51.00 CHERRY
20200803000325770

Allen S. Bayl