

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Juan J Rosales-Uroza
109 Ashford Way
Alabaster, AL 35007

GENERAL WARRANTY DEED

20200804000329420

08/04/2020 10:57:31 AM

DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Three Thousand Dollars and No Cents (\$183,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged by or we, Kara Hollis Heuer, an unmarried person, whose address is 4691 Sandpiper Ln. Hoover, AL 35244 and James Hollis, a married person, whose address is 4691 Sandpiper Lane Hoover, AL 35244 both Heirs at Law to Michael A. Smith, this does not constitute the homestead of the Grantors or their spouses (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Juan J Rosales-Uroza whose address is 109 Ashford Way, Alabaster, AL 35007 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 40, according to the Survey of the Third Addition to Ashford Heights, as recorded in Map Book 17, Page 144, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Michael A Smith, grantee on the certain Quit Claim Deed dated May 16, 2013 and recorded in Instrument # 20130516000203590 in the Probate Office of Shelby County, Alabama is deceased, having died on or around 7/11/2013.

\$168,932.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed 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 the ~~24th~~^{31st} day of July, 2020.

Kara Hollis Heuer
Kara Hollis Heuer

James Hollis
James Hollis

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that James Hollis 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, this the ~~24th~~^{31st} day of July, 2020

Marcus Hunt

Notary Public, State of Alabama
Marcus Hunt
Printed Name of Notary
My Commission Expires: 5/12/2021



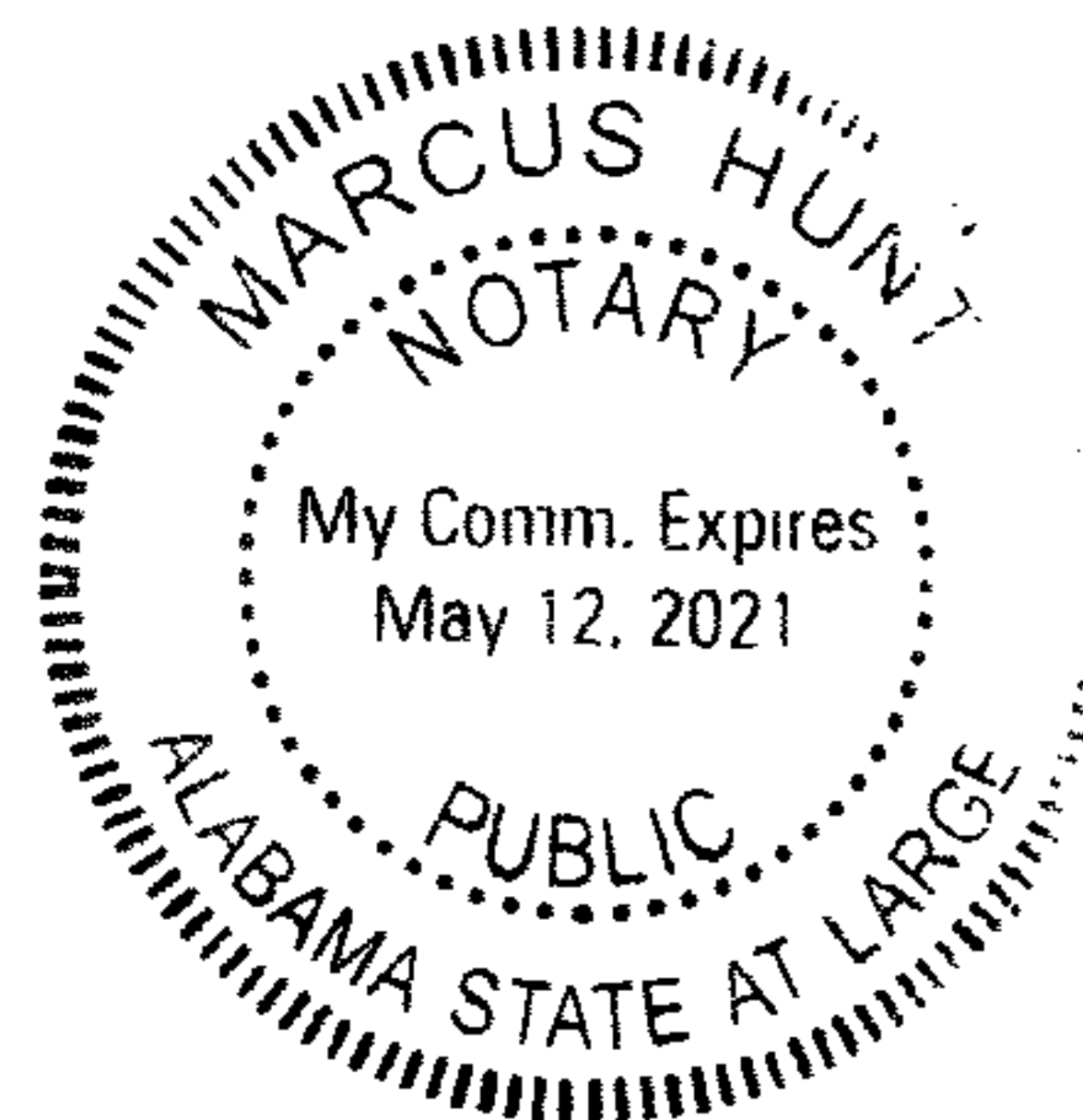
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Kara Hollis Heuer 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, this the ~~24th~~^{31st} day of July, 2020.

Marcus Hunt

Notary Public, State of Alabama
Marcus Hunt
Printed Name of Notary
My Commission Expires: 5/12/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2020 10:57:31 AM
\$39.50 CHERRY
20200804000329420

Allie S. Boyd