

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
Maria D. Munoz
211 Heather Ridge Circle
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Ninety-Five Thousand Nine Hundred and 00/100 DOLLARS (\$95,900.00)** to the undersigned GrantorSin hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I

Jose R. Munoz and Maria D. Munoz, Husband and Wife

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Maria D. Munoz

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 219, according to the Survey of Ridge at Stonehaven, Phase Two, as recorded in Map Book 28, page 146, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$0.00 of the above purchase price was paid from the proceeds of a mortgage loan.

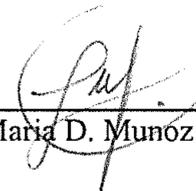
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, improvements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple unto the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free and clear from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS has hereunto set his/her signature and seal, this the **19** day of **January, 2021**.



Jose R. Munoz



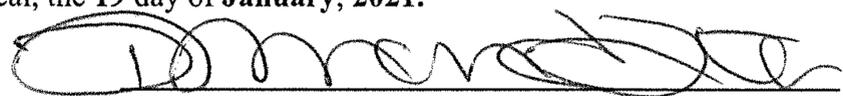
Maria D. Munoz

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jose R. Munoz and Maria D. Munoz**, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the **19** day of **January, 2021**.





Notary Public
My Commission Expires: **7/11/23**

