

20210701000318860
07/01/2021 08:53:37 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Ivan Diaz
117 Park Place Cir.
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2000296

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Twenty Five Thousand and 00/100 Dollars (\$25,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael J. Bass and Tommie R. Bass, husband and wife**, whose address is 123 Heritage Trace Pkwy., Montevallo, AL 35115 (hereinafter "Grantor", whether one or more), by **Ivan Diaz** (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 118 Heritage Trace Parkway, Montevallo, AL 35115, to-wit:**

Lot 183, according to the Map of Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 34, Page 114, 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.

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 28th day of June, 2021.

Michael J. Bass

Michael J. Bass

Tommie R. Bass

Tommie R. Bass

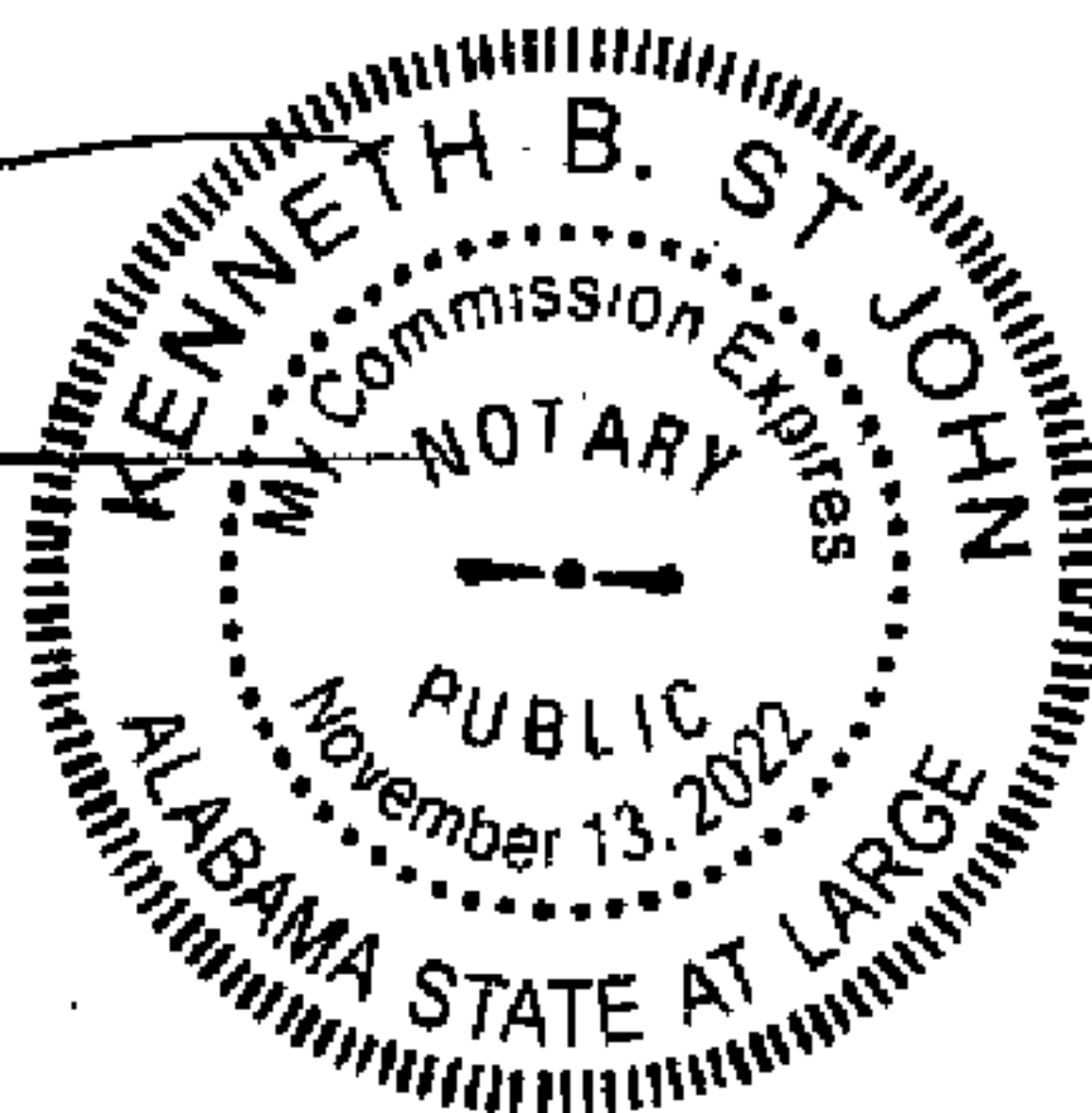
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Michael J. Bass and Tommie R. Bass, 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 28th day of June, 2021.

[Signature]
Notary Public

My Commission expires:
11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2021 08:53:37 AM
\$50.00 CHERRY
20210701000318860

Allie S. Bayl