

20210719000349960
07/19/2021 03:18:48 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Gonzalo Rivera and Carolina Troncoso-Cuellar
205 Chestnut Forest Dr.
Helena, AL 35080-7830

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100274

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Four Hundred Seven Thousand Five Hundred One and 00/100 Dollars (\$407,501.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael D. Dramer and Heather S. Dramer, husband and wife**, whose address is 5466 Bay La Launch Avenue, Orange Beach, AL 36561 (hereinafter "Grantor", whether one or more), by **Gonzalo Rivera and Carolina Troncoso-Cuellar** (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 205 Chestnut Forest Dr., Helena, AL 35080-7830, to-wit:**


Lot 22, according to the Survey of Chestnut Forest, as recorded in Map Book 22, Page 98, 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.

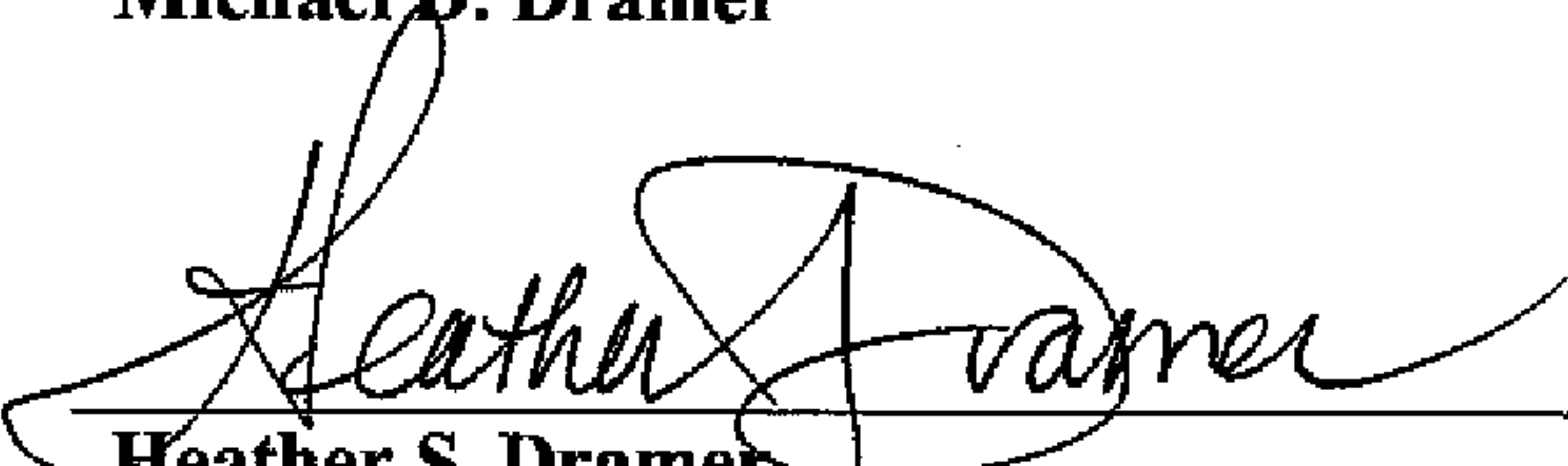
Subject to a third-party mortgage in the amount of \$327,500.00 executed and recorded simultaneously herewith.

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 16th day of July, 2021.



Michael D. Dramer

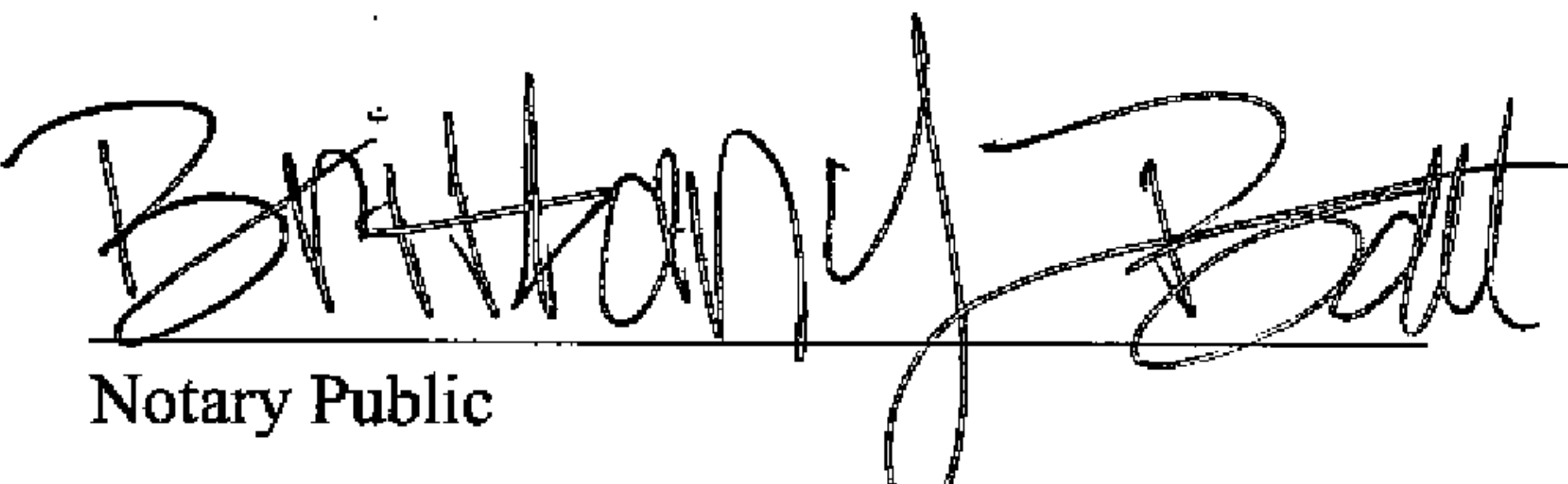


Heather S. Dramer

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Michael D. Dramer and Heather S. Dramer, 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 16th day of July, 2021.



Notary Public

BRITTANY BALL
Notary Public, Alabama State At Large
My Commission Expires Dec. 28, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/19/2021 03:18:48 PM
\$105.50 JOANN
20210719000349960

Allen S. Bayl