

20211025000517160
10/25/2021 03:08:45 PM
DEEDS 1/2

Send tax notice to:

5537 Colony Ln
Hoover, AL 35226
Oscar Mercedes Mojica
CHL2100358

This instrument prepared by:

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Five Thousand Eight Hundred Seventy Five and 00/100 Dollars (\$205,875.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Avadian Credit Union f/k/a Alabama Telco Credit Union**, whose mailing address is:

1 Riverchase Parkway South Birmingham AL 35244
(hereinafter referred to as "Grantor"), by **Oscar M. Mojica and Guadalupe E. Mojica, as Trustees of the Mojica Family 2016 Trust, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), 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, to-wit:

Lot 74, according to the survey of Resurvey of Final Plat High Ridge Village, Phase 4, as recorded in Map Book 29, Page 83, in the Probate Office of Shelby County, Alabama.

Property Address: 134 High Ridge Trace, Pelham, AL 35124

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

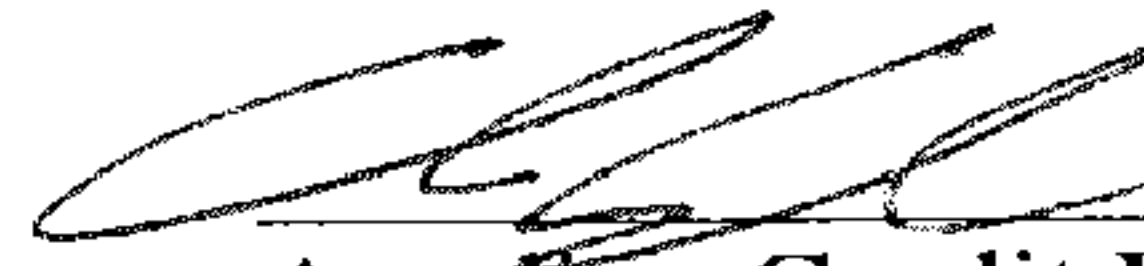
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

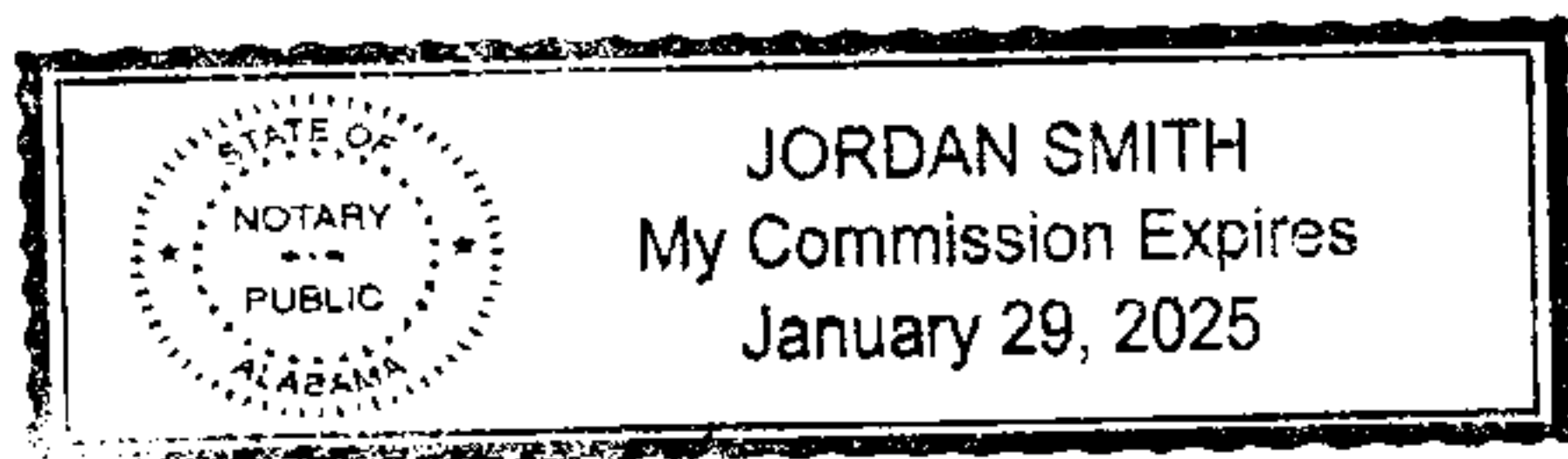
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 12
day of October, 2021.

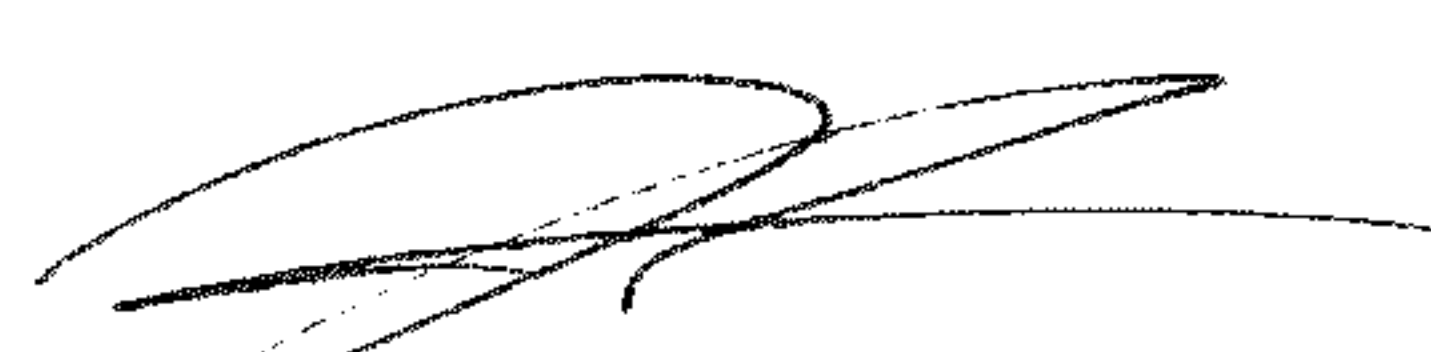
 VP Asset Recovery
Avadian Credit Union f/k/a Alabama Telco
Credit Union
By Chris Campbell, Its: VP Asset Recovery

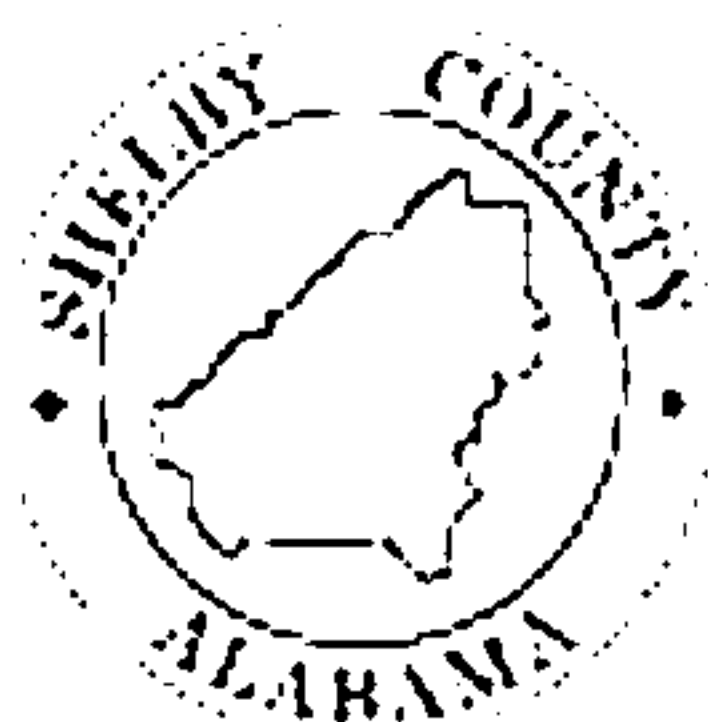
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Chris Campbell, as VP Asset Recovery for Avadian Credit Union f/k/a Alabama Telco Credit
Union, whose name is signed to the foregoing instrument, and who is/are known to me,
acknowledged before me on this day, that, being informed of the contents of the said instrument,
he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 12 day of October, 2021.




Notary Public
Print Name: Jordan Smith
Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2021 03:08:45 PM
\$231.00 CHERRY
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Allie S. Bayl