

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Clarissa Esther Alberto-Fuentes

952 McAllister Drive
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Joyce L. Clay, an unmarried woman, whose mailing address is:

952 McAllister Drive, Calera, AL 35040

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

Clarissa Esther Alberto-Fuentes, whose mailing address is:

112 Charlton Lane, Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **952 McAllister Drive, Calera, AL 35040** to-wit:

Lot 248, according to the survey of Savannah Point, Sector II, Phase I, as recorded in Map Book 25, page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

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


William E. Clay Jr. died on or about August 30, 2017.

\$202,020.00 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.

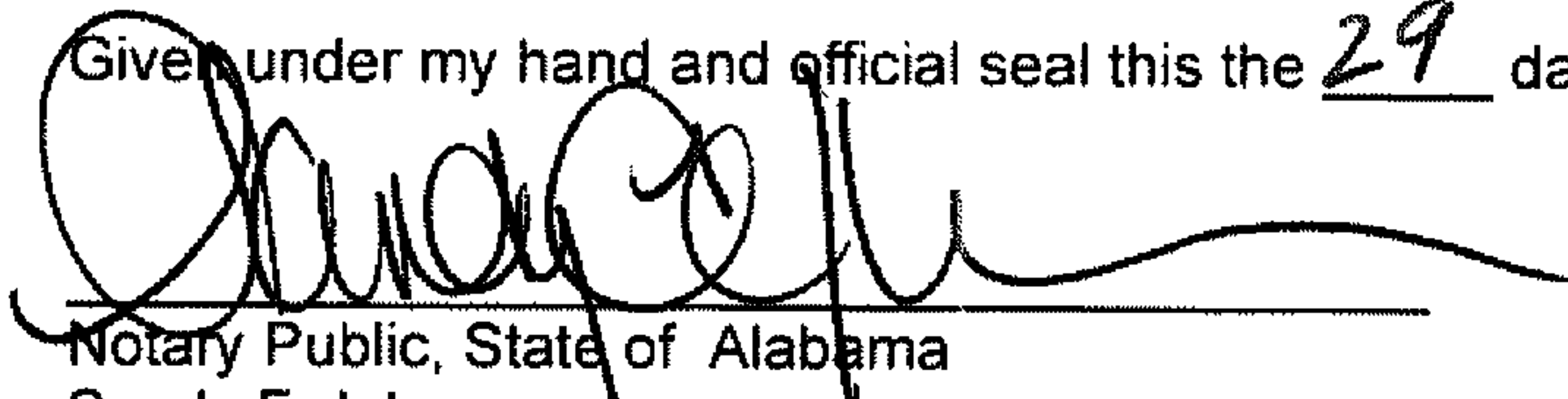
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 29 day of October, 2021.

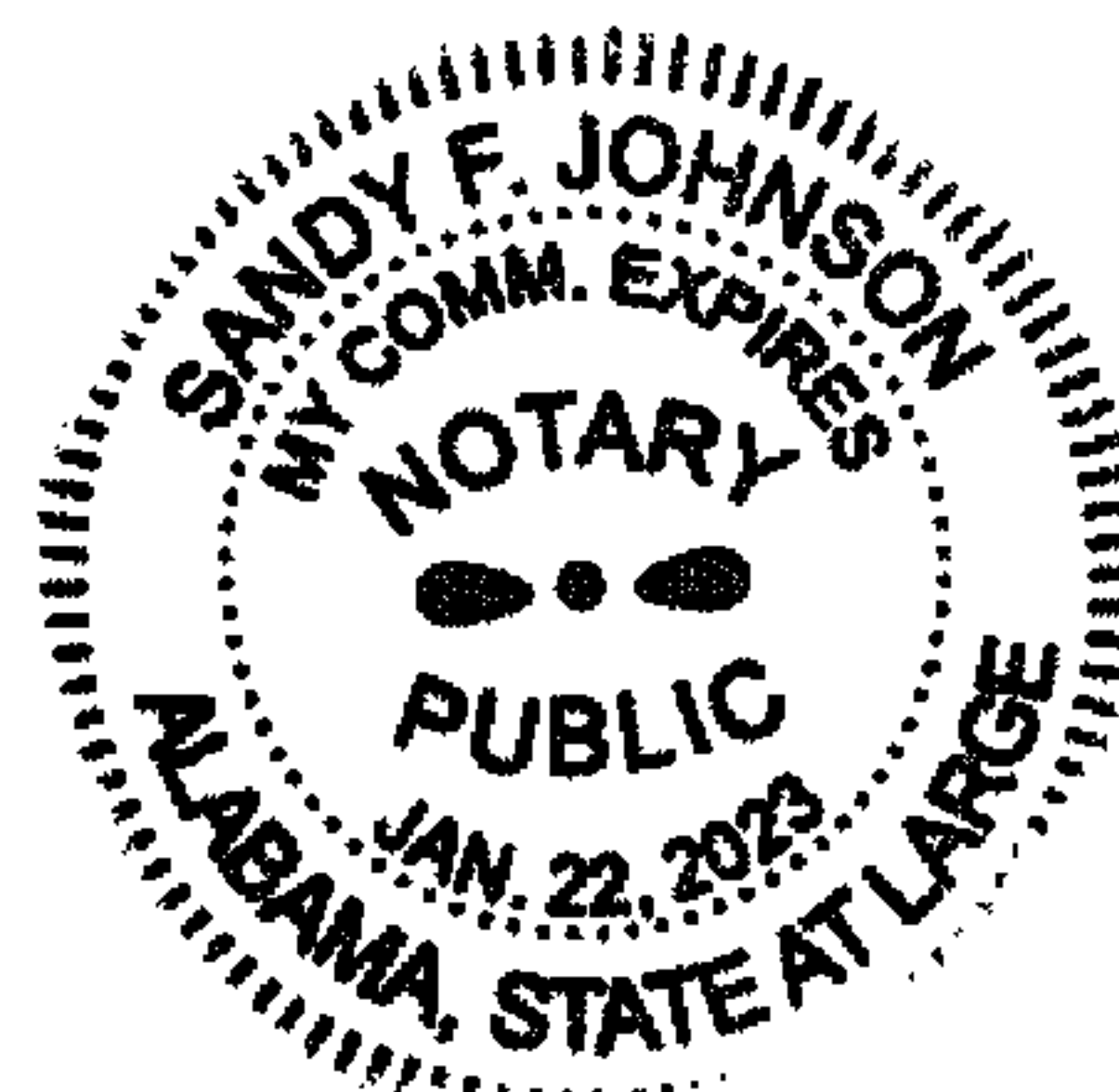

Joyce L. Clay by William Mitchel Clay, Sr.,
her Attorney-in-Fact

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that William Mitchel Clay, Sr., Attorney-in-Fact for Joyce L. Clay, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Attorney-in-Fact and with full authority, executed the same voluntarily and as the act of said Joyce L. Clay.

Given under my hand and official seal this the 29 day of October, 2021.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2021 08:05:54 AM
\$23.00 CHERRY
20211102000527720

Allen S. Boyd