

Send tax notice to: Jovany Saavedra-Hernandez, 111 Stratford Circle, Pelham, Al. 35124

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred seventy thousand and no/100 (\$270,000.00) Dollars, the amount of which can be verified according to the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Kelly A. Jacobs, an unmarried woman

whose mailing address is:

6003 SW 103rd St. Ocala FL 34476

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

Jovany Saavedra-Hernandez, whose mailing address is:

111 Stratford Circle, Pelham, Al. 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 111 Stratford Circle, Pelham, Al. 35124** to-wit:

Lot 50, according to the survey of Stratford Place, Phase V, as recorded in Map Book 15, Page 81 in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$276,210.00 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 we have hereunto set our hands(s) and seal(s) this 20 day of October, 2021.

Kelly Jacobs (Seal)
KELLY A. JACOBS

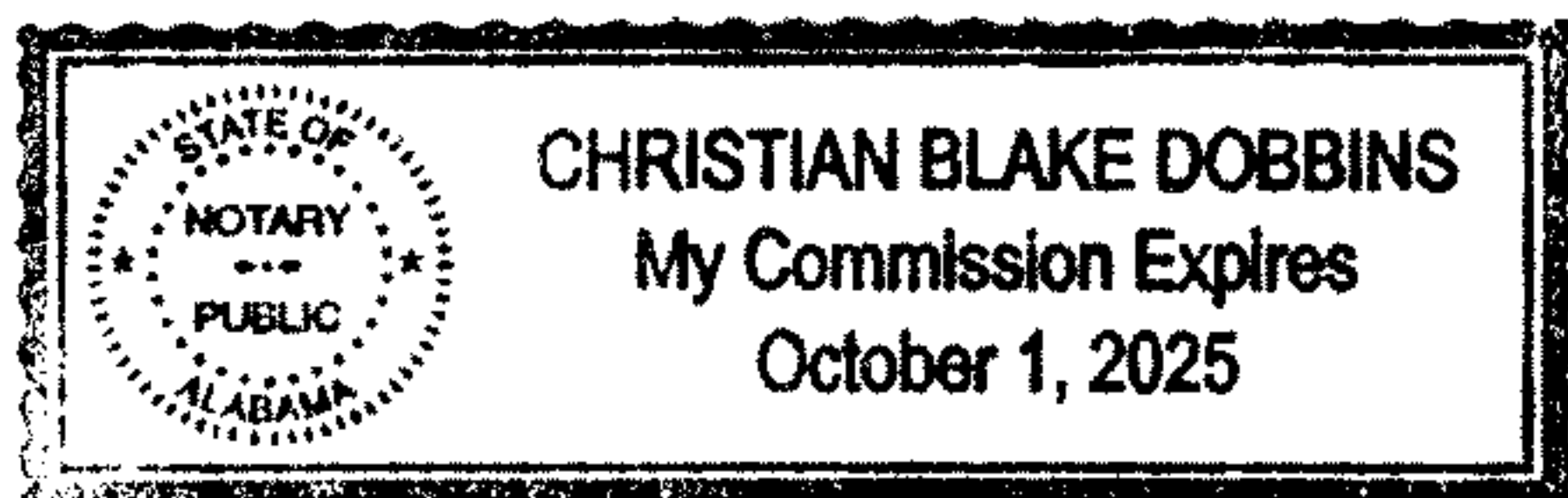
_____ (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kelly A. Jacobs, an unmarried woman 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 has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 20 day of October, 2021.

[Signature]
NOTARY PUBLIC

My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2021 08:21:52 AM
\$26.00 JOANN
20211102000527830

Allie S. Boyd