

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

Send Tax Notice To:
Jacqueline Aguirre-Garcia
248 Fairview Circle
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)**, 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

Juan Carlos Rivera-Montes and Frida Daniela Vega Cruz, a married couple, whose mailing address is:

4690 Eldorado Pkwy Apt 906 Mckinney TX 75070.

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

Jacqueline Aguirre-Garcia, whose mailing address is:

248 Fairview Circle, Montevallo, AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **248 Fairview Circle, Montevallo, AL 35115** to-wit:

Lot 33, according to the survey of Fairview, as recorded in Map Book 22, page 135, in the probate office of Shelby County, Alabama.

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

\$220,000.00 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 29th day of November, 2021.

Juan Carlos Rivera-Montes

Juan Carlos Rivera-Montes

State of Florida
County of Manatee

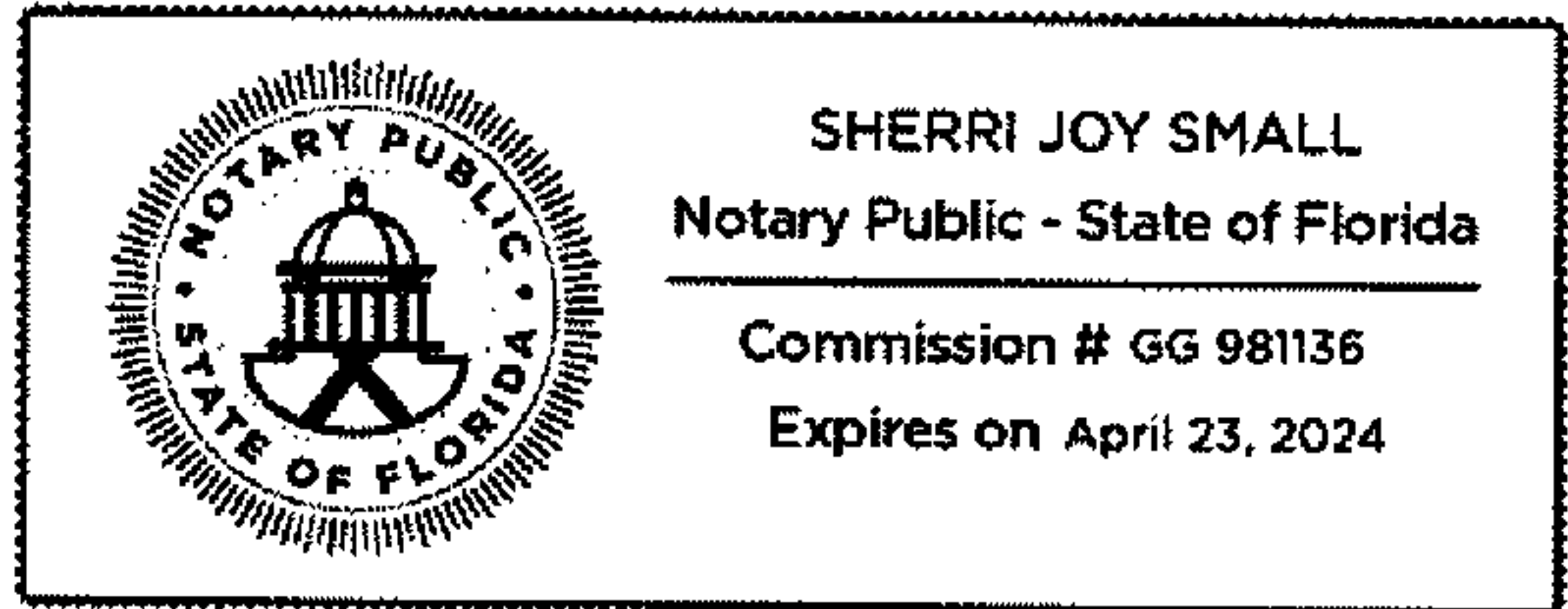
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Juan Carlos Rivera-Montes, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of November, 2021.
Presented DL and use of Multi-factor authentication Signing as Grantor

Sherri Joy Small

Not present: Frida Daniela Vega Cruz

Notary Public, State of Florida
Sherri Joy Small
Printed Name of Notary
My Commission Expires: 04/23/2024



Notarized online using audio-video communication

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

Frida Daniela Vega Cruz

Frida Daniela Vega Cruz

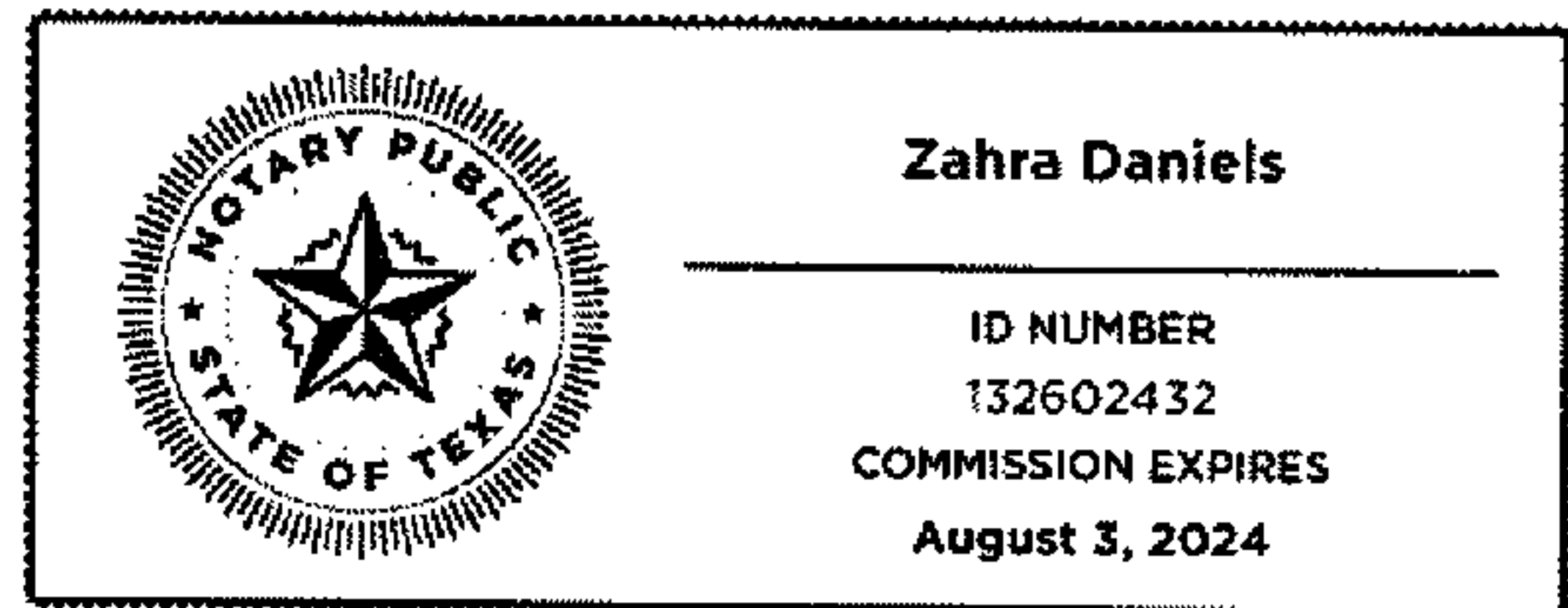
State of Texas
County of Harris

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Frida Daniela Vega Cruz, whose name 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 29th day of November, 2021.

Zahra Daniels

Notary Public, State of Texas
Zahra Daniels Notary Public, State of Texas
Printed Name of Notary
My Commission Expires: 08/03/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2021 02:20:47 PM
\$26.00 JOANN
20211202000576150

Notarized online using audio-video communication

Allie S. Bayl

