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02/15/2022 01:22:31 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Enzo A. Martinez Beltran and Holly E. Rankin
799 Hidden Ridge
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2200001

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Seven Hundred Twenty Thousand and 00/100 Dollars (\$720,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Rachel D. Clevenger, an unmarried woman**, whose address is 240 High Ridge Drive Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Enzo A. Martinez Beltran and Holly E. Rankin**, whose address is 799 Hidden Ridge Chelsea AL. 35043 (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 **Enzo A. Martinez Beltran and Holly E. Rankin, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 799 Hidden Ridge, Chelsea, AL 35043, to-wit:**

Lot 7, according to the Survey of Hidden Ridge Estates, 1st Sector, as recorded in Map Book 33, Page 65, in the Probate Office of Shelby County, Alabama.

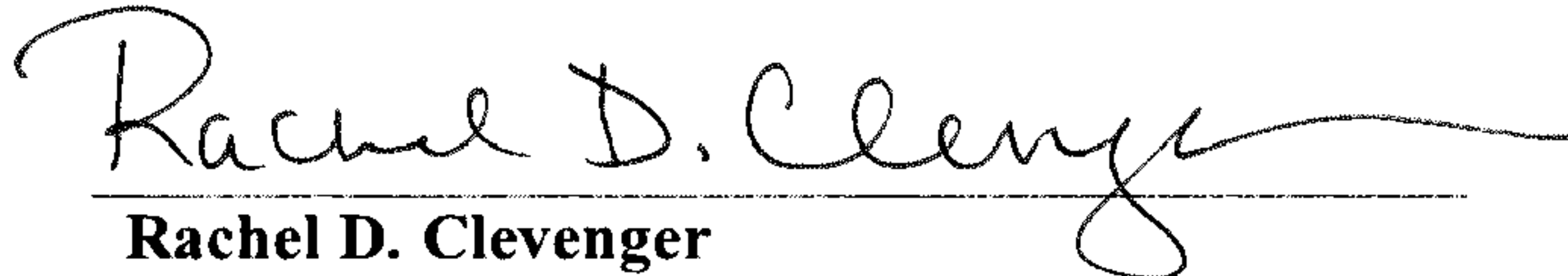
Rachel D. Clevenger, grantee in deed dated 10/15/2020, and recorded on 10/20/2020 in Instrument # 20201020000474810, in the Probate Office of Shelby County, Alabama, is one and the same person as Rachel J. Clevenger, Rachel James Clevenger, Rachel C. Bauer, and Rachel James Bauer.

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 \$576,000.00 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.

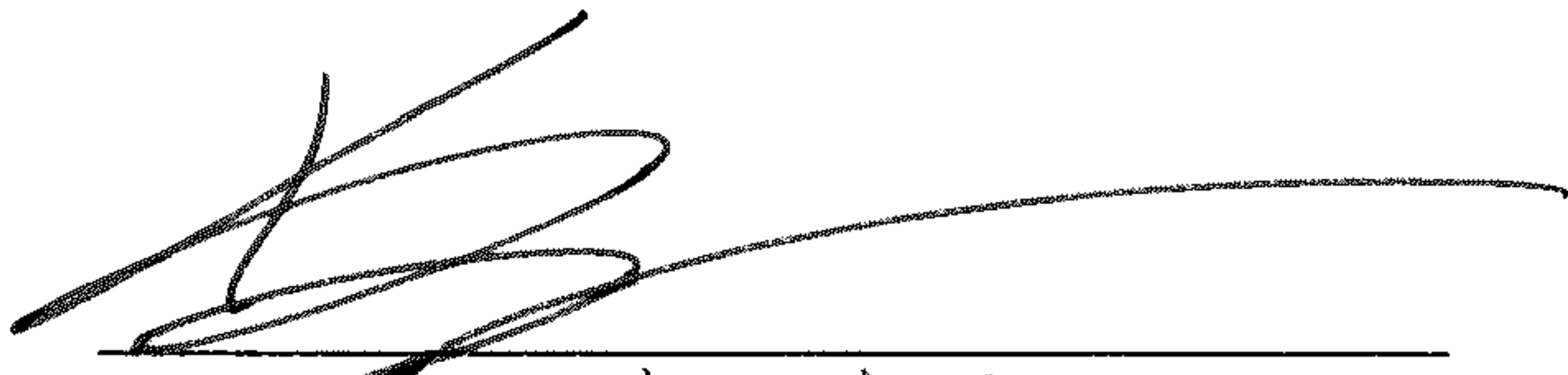
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 11th day of February, 2022.

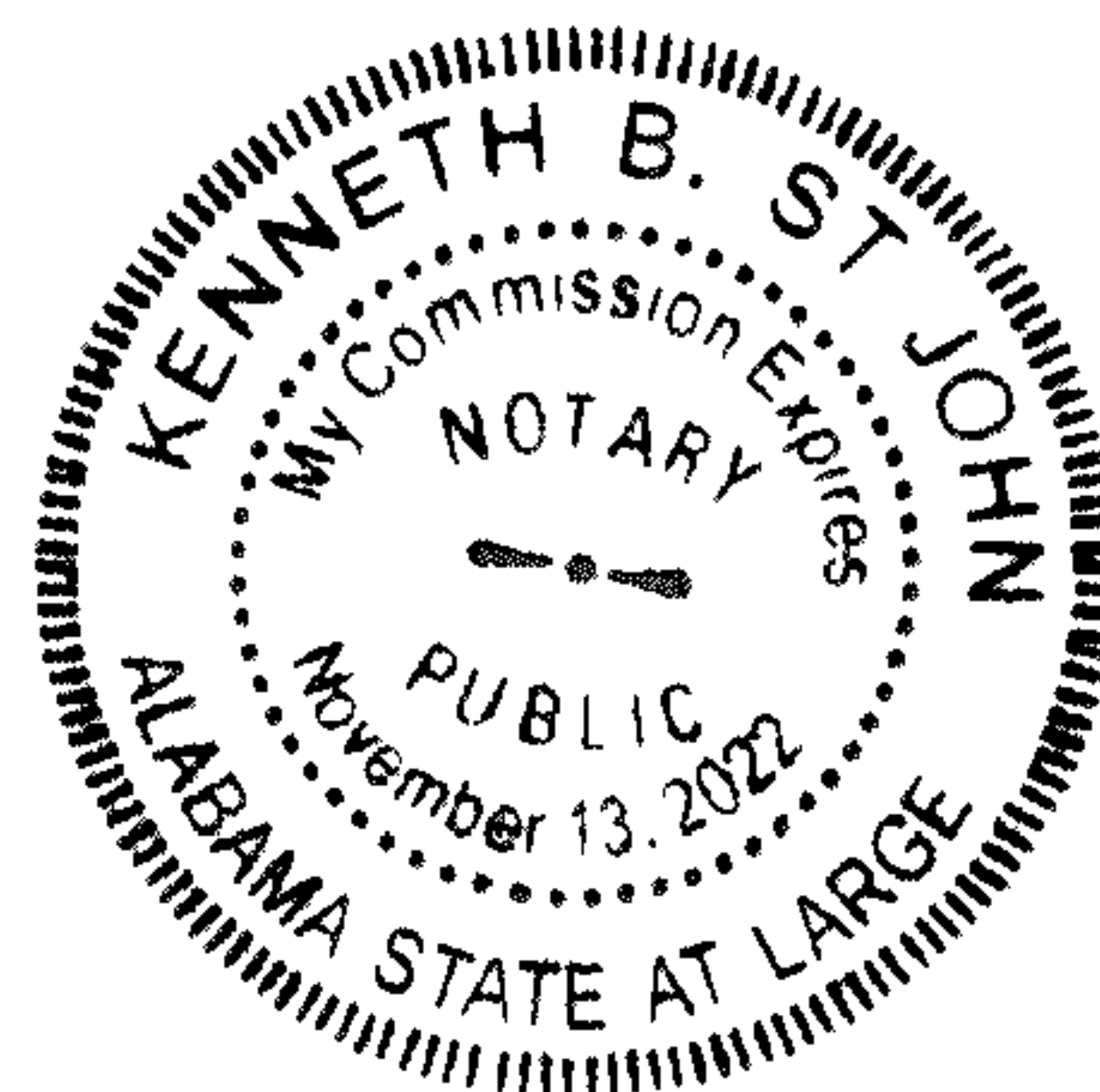

Rachel D. Clevenger

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Rachel D. Clevenger, an unmarried woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 11th day of February, 2022.


Notary Public: Kenneth B. St John
My commission expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/15/2022 01:22:31 PM
\$172.00 JOANN
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