



20220609000230850 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
06/09/2022 11:25:23 AM FILED/CERT

This document prepared

Name: Linda L.
Knowles

Firm/Company: Creekview Properties
Address: 3345 Spring Creek Road
Address 2:
City, State, Zip: Montevallo, AL 35115
Phone: 205 902 1518

)Tax Notice should be sent to:

**)Ever Olivo Barajas & Maria Lucia Garcia
Ramires**

**) 56 Asberry Road
) Montevallo, Alabama 35115**

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)

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WARRANTY DEED

FOR VALUABLE CONSIDERATION OF a balance \$6,000.00 cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Lewis R. Knowles (Deceased) and Linda L. Knowles**, hereinafter referred to as "Grantors", do hereby grant, convey and warrant unto **EVER OLIVO BARAJAS AND MARIA LUCIA GARCIA RAMIRES (WITH RIGHTS OF SURVIVORSHIP)** AND _ hereinafter CONSIDERED THE "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of **Shelby**, State of Alabama, The legal description of which appears directly below:

PARCEL NUMBER 36 1 11 0 002 003.000 consisting of a house and a lot described as BEG @ SE COR OF NW1/4 OF NW 1/4 SEC11 T24N RL25E TH N 140' TO POB TH N291' SW 391.5FT E291'TO POB. THE 911 ADDRESS BEING 56 ASBERRY ROAD, MONTEVALLO, ALABAMA 35115.

Subject to:

**** Taxes for 2022 and subsequent years.**

_TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2021 shall be paid by Grantee.

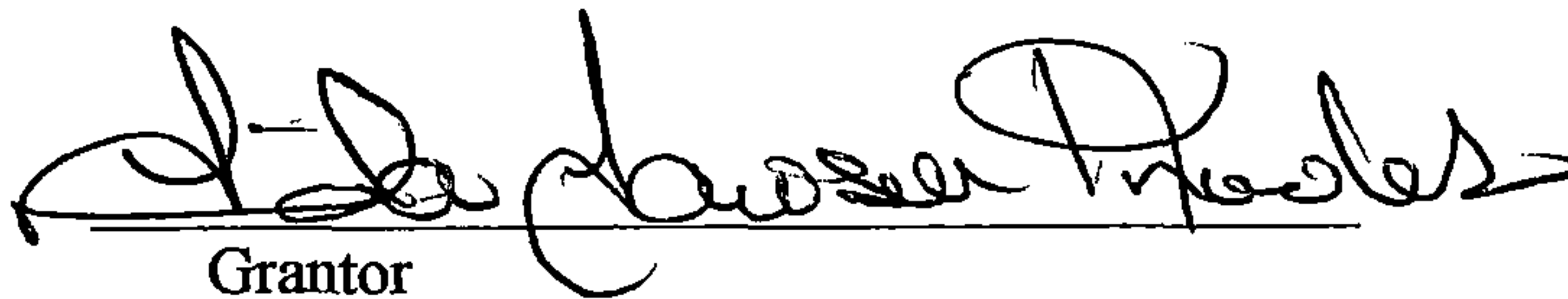
The property herein conveyed **is not a part** of the homestead of Grantor.

Shelby County, AL 06/09/2022
State of Alabama
Deed Tax: \$6.00

WITNESS Grantor(s) hand(s) this the 9th day of June, 2022.

Signed, Sealed and Delivered

in the presence of:



Grantor
Linda Lawson Knowles

STATE OF ALABAMA

SHELBY COUNTY

I, a Notary Public, hereby certify that Linda Lawson Knowles whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 9 day of June, 2022.



Notary Public

Print Name Maria Dawn Moore

MY COMMISSION EXPIRES APRIL 28, 2025

My commission expires:

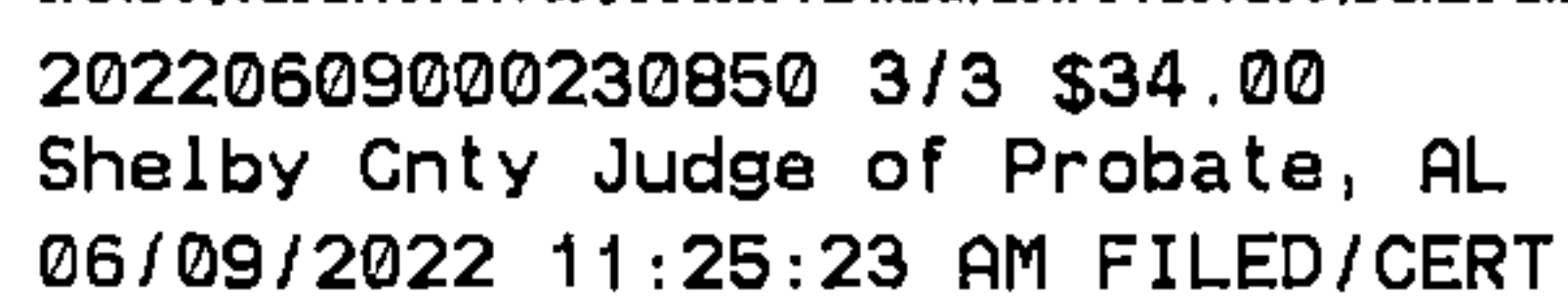
Grantee(s) Name, & Mailing Address

Ever Olivo Barajas and Maria
Lucia Garcia Ramires
56 Asberry Road
Montevallo, Alabama 35115

Linda Lawson Knowles
3345 Spring Creek Road
Montevallo, Alabama 35115
205 902 1518



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Attach on at To
56 Asbury ROAD
Montevideo AL
35115