

20220705000264410
07/05/2022 10:18:01 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Brittney McDaniel
801 Frontier Drive
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Isabel Dyer fka Isabel Diaz, a married woman**, whose address is 304 Great View Circle, Hoover, AL 35226 (hereinafter "Grantor", whether one or more), by **Brittney McDaniel**, whose address is 801 Frontier Drive, Pelham, AL 35124 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 801 Frontier Drive, Pelham, AL 35124 to-wit:**

Lot 1, Block 1, according to Cahaba Valley Estates, Second Sector, as recorded in Map Book 5 Page 93, Shelby County, Alabama Records.

The subject property being conveyed herein does not constitute the homestead of the grantor or her spouse.

Isabel Dyer is one and the same person as Isabel Diaz, grantee in that certain deed recorded in Instrument #20060822000408350 with the Judge of Probate Shelby County, Alabama.

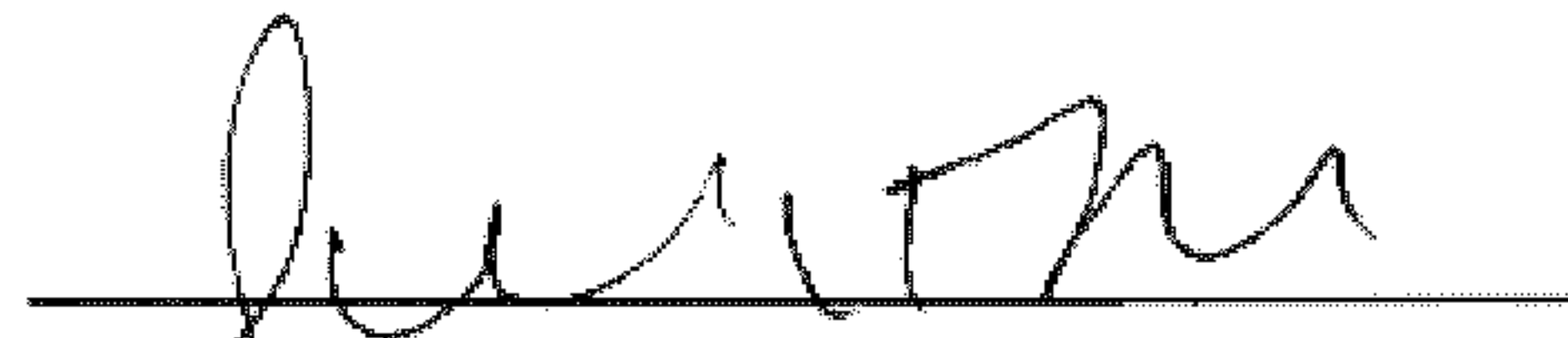
Isabel Dyer aka Isabel Diaz is the surviving grantee of that certain deed recorded in Instrument #20060822000408350 with the Judge of Probate Shelby County, Alabama; the other grantee Omar Buitrago having died on July 10th 2007.

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 \$245,000.00 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.

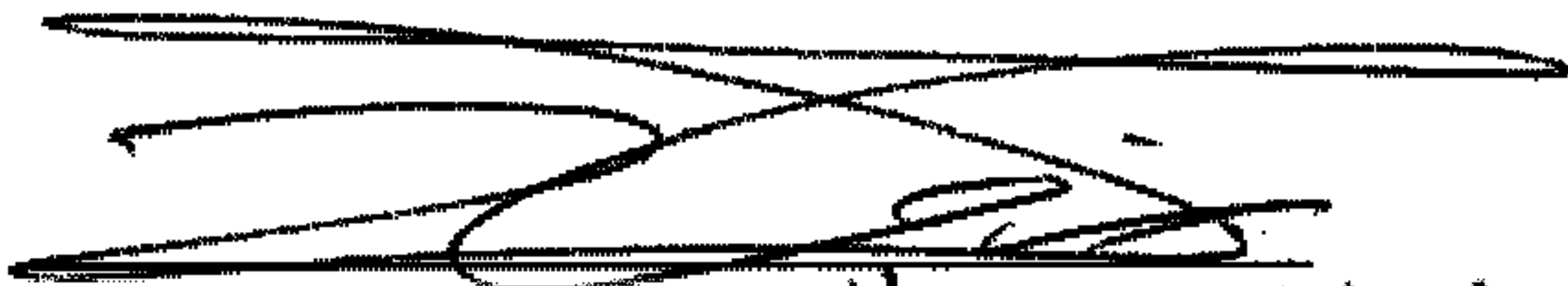
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22nd day of June, 2022.


Isabel Dyer fka Isabel Diaz

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Isabel Dyer fka Isabel Diaz 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 this 22nd day of June, 2022.



Notary Public : **Matthew T. Kidd**
My Commission Expires: **9-12-2022**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/05/2022 10:18:01 AM
\$26.00 BRITTANI
20220705000264410

Allen S. Bayl