

Send Tax Notice to:

Luis E. Claros

221 West Valley Avenue
Homewood, AL
35209

This Instrument Prepared By:

Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-22-1856

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIFTEEN THOUSAND AND 00/100 (\$15,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

James Martin Lane, Trustee of Mary Joyce Stephenson Management Trust dated April 5, 2010 (herein referred to as "Grantor," whether one or more), whose mailing address is

143 Lee Road 2190, Valley, AL 36854

by **Luis E. Claros (herein referred to as "Grantee"),** whose mailing address is

221 West Valley Avenue, HOMEWOOD, AL 35209

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 property, which has a mailing address of **944 Riverchase Parkway West, Hoover, AL 35244,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 13 day of July, 2022.

Mary Joyce Stephenson Management Trust dated April 5, 2010

By: [Signature]
James Martin Lane, Trustee

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Martin Lane**, whose name as **Trustee of James Martin Lane, Trustee of Mary Joyce Stephenson Management Trust dated April 5, 2010**, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **James Martin Lane, Trustee of Mary Joyce Stephenson Management Trust dated April 5, 2010**, on the day the same bears date.

Given under my hand and official seal this 13 day of July, 2022.

[Signature]

Notary Public, State of

Printed Name
My Commission Expires:

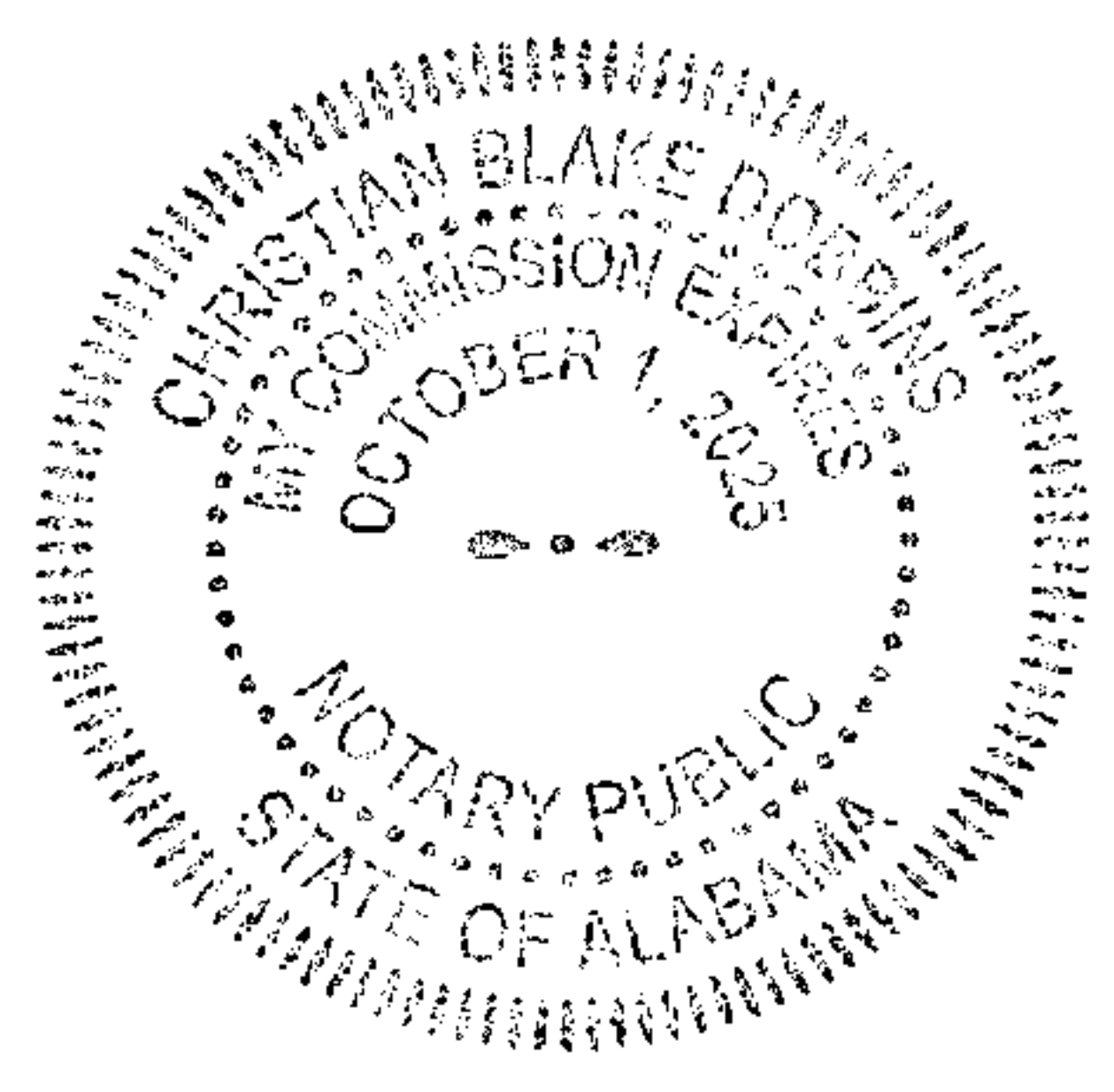


EXHIBIT A

Lot 5, according to the Survey of First Addition - Phase III, Riverchase Country Club, as recorded in Map Book 8, page 179, in the Probate Office of Shelby County, Alabama



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/14/2022 09:10:11 AM
\$43.00 BRITTANI
20220714000277720**

Allie S. Bayl