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07/18/2022 02:15:45 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Jose Luis Martinez Alvarez and Flor de Maria Borge
2131 20th Street,
Calera, AL 35040

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 **SEVENTY THOUSAND AND 00/100 (\$70,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Hazen Dismukes, Jr., a married man, Daniel L. Dismukes and Kindy R. Branch Dismukes, a married couple**, whose address is 3800 Hwy 20 Calera AL 35040, (hereinafter "Grantor", whether one or more), by **Jose Luis Martinez Alvarez and Flor de Maria Borge**, whose address is 2131 20th Street, Calera, AL 35040, (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 **Jose Luis Martinez Alvarez and Flor de Maria Borge, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2131 20th Street, Calera, AL 35040 to-wit:**

Lot 11, 12 and the South 1/2 (25 feet) of Lot 10, in Block 252, all in the Town of Calera, Alabama, according to J.H. Dunstan's Survey of the Town of Calera, Alabama, being situated in Shelby County, Alabama

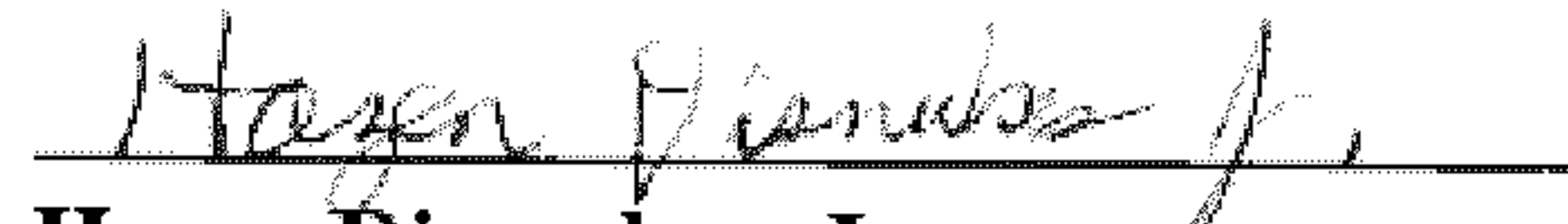
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.


Kindy R. Branch, the grantee in deed recorded in Instrument No. 2001-23392, is one and the same person as Kindy R. Branch Dismukes.

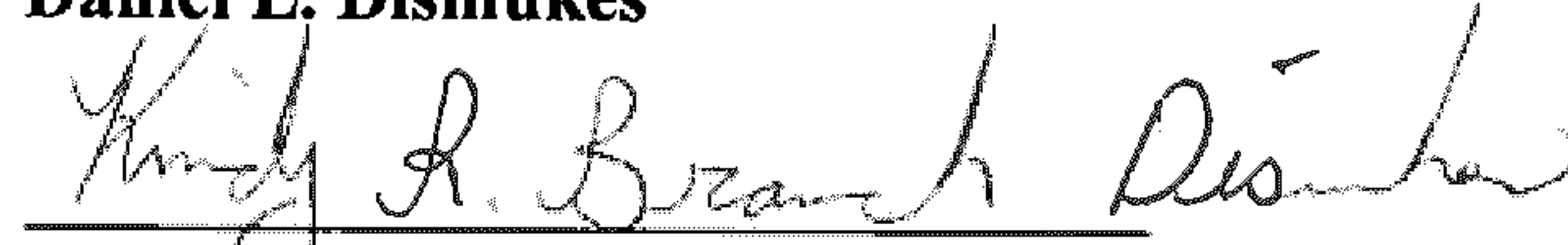
This property does not constitute the homestead of the grantor, Hazen Dismukes, Jr., nor their spouse as defined in §6-10-3, Code of Alabama (1975).

Subject to a third-party mortgage in the amount of \$0.00 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 18th day of July, 2022.


Hazen Dismukes, Jr.

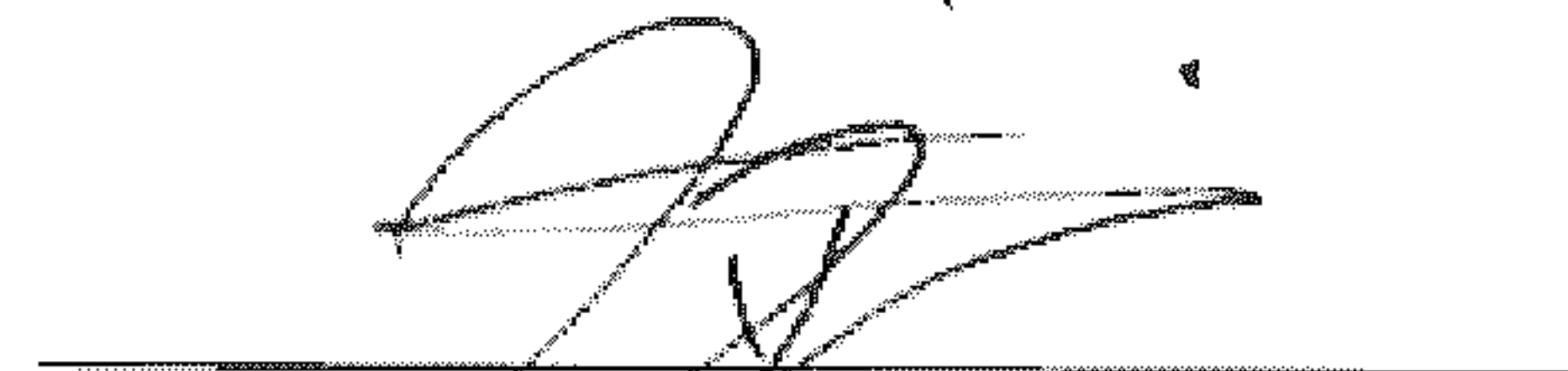

Daniel L. Dismukes

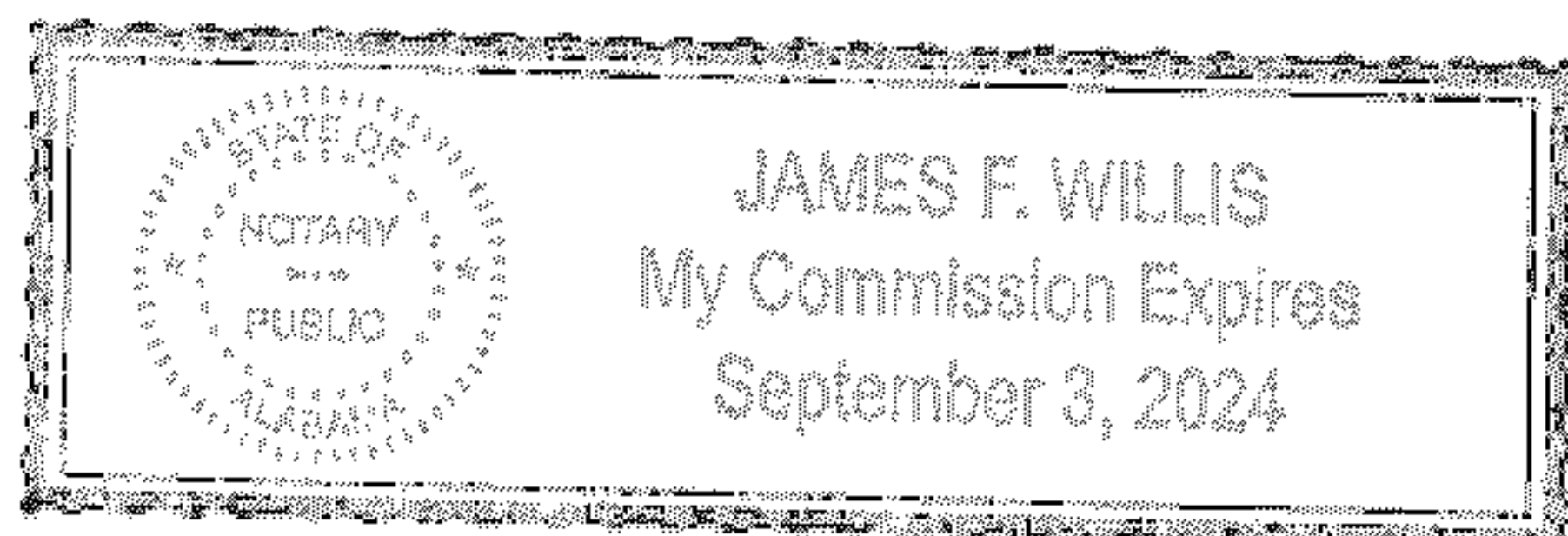

Kindy R. Branch Dismukes

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Hazen Dismukes, Jr., Daniel L. Dismukes and Kindy R. Branch Dismukes whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of July, 2022.


Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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