

Send Tax Notice to:
Taylor Anderson and Matthew Raley
104 Moss Stone Lane
Calera, AL 35040

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-2095**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTEEN THOUSAND AND 00/100 (\$216,000.00)** 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 **Nydia Medina and Jose I. Medina, wife and husband (herein referred to as "Grantor," whether one or more)**, whose mailing address is

7237 Northbridge Boulevard, Tampa, FL 33615

by **Taylor Anderson and Matthew Raley (herein referred to as "Grantee," whether one or more)**, whose mailing address is

104 Moss Stone Lane, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **104 Moss Stone Lane, Calera, AL 35040**, 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.

\$211,105.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH, AND ALSO A SECOND MORTGAGE LOAN IN THE AMOUNT OF \$8,640.00, FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 18 day of July, 2022.

Nydia Medina
Nydia Medina

Jose I. Medina
Jose I. Medina

State of Florida
County of Hillsborough

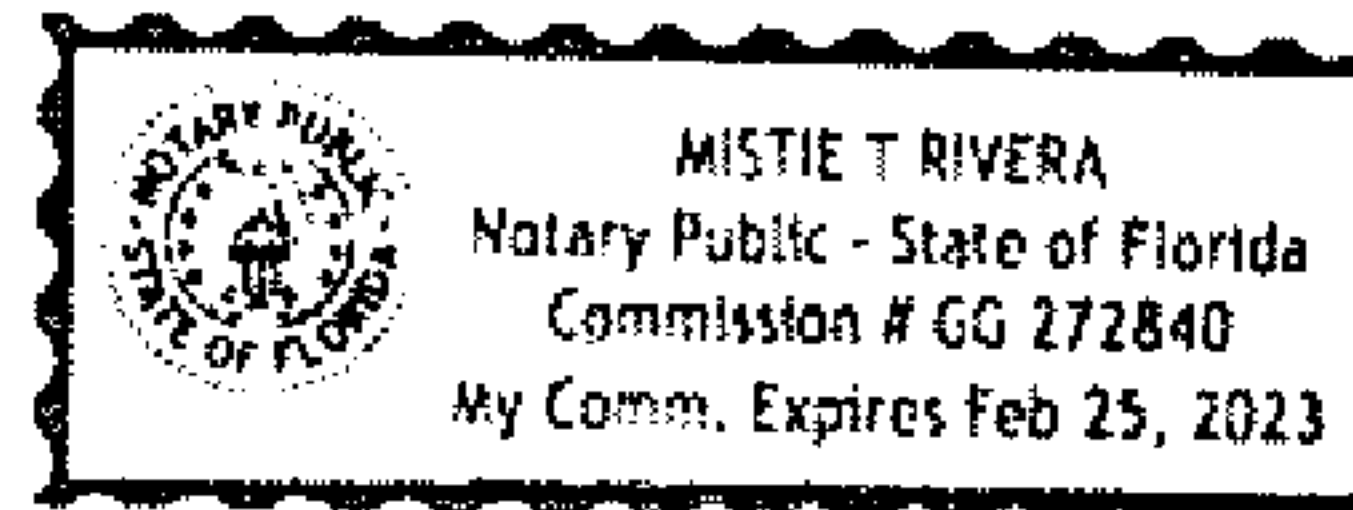
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nydia Medina and Jose I. Medina**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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

Mistie T. Rivera
Notary Public

Mistie T. Rivera
Printed Name

My Commission Expires: 2/25/23

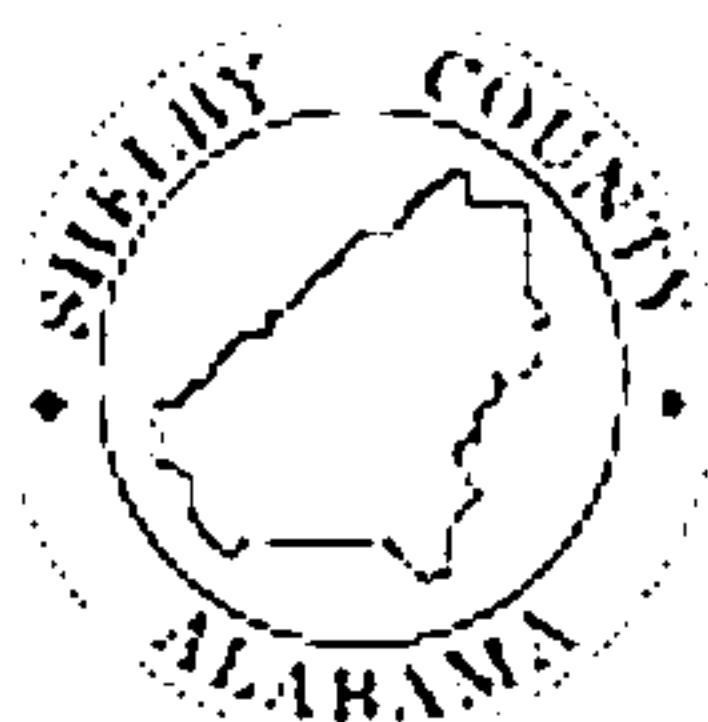


20220726000292370 07/26/2022 12:04:22 PM DEEDS 3/3

EXHIBIT A

Property 1:

Lot 62, according to the Final Plat of Stonecreek Phase 4, as recorded in Map Book 37, page 44, 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
07/26/2022 12:04:22 PM
\$29.00 JOANN
20220726000292370

Allen S. Bayl