

SEND TAX NOTICE TO:

Luis C. Medina-Vilchis and Maria E. Tellez-Garcia
303 Fran Lane
Alabaster, AL. 35007

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 **ONE HUNDRED EIGHTY THOUSAND ONE HUNDRED AND 00/100 (\$180,100.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kimberly A. Bunn, a married woman**, whose address is 109 Big Oak Circle, Maylene, AL 35114 (hereinafter "Grantor", whether one or more), by **Luis C. Medina-Vilchis and Maria E. Tellez-Garcia**, whose address is 303 Fran Lane Alabaster AL. 35007 (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 **Luis C. Medina-Vilchis and Maria E. Tellez-Garcia, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **303 Fran Ln, Alabaster, AL 35007 to-wit:**

Lot 32, Block 5, according to the Survey of Green Valley, 4th Sector, as recorded in Map Book 7, Page 10, in the Probate Office of Shelby County, Alabama.

Subject property is not the homestead of the grantor or her spouse.

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 \$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 12th day of August, 2022.

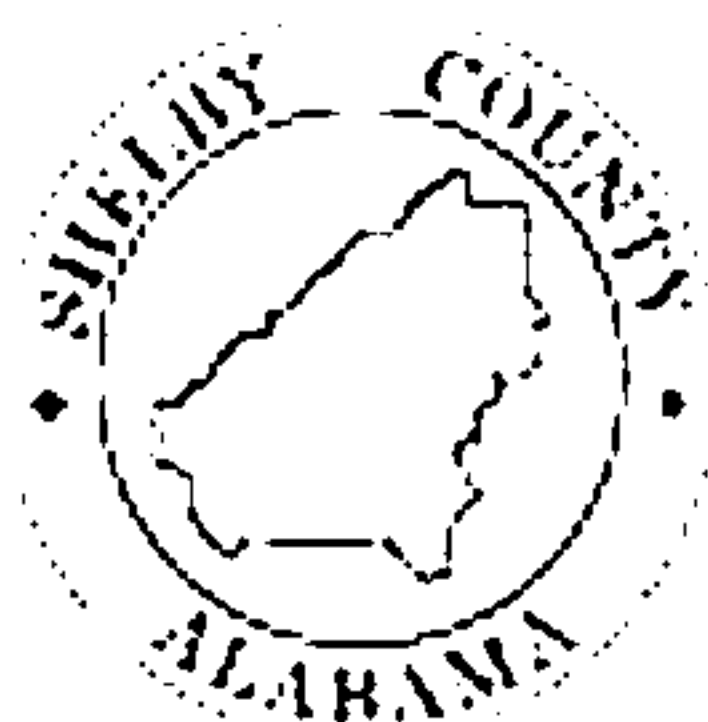
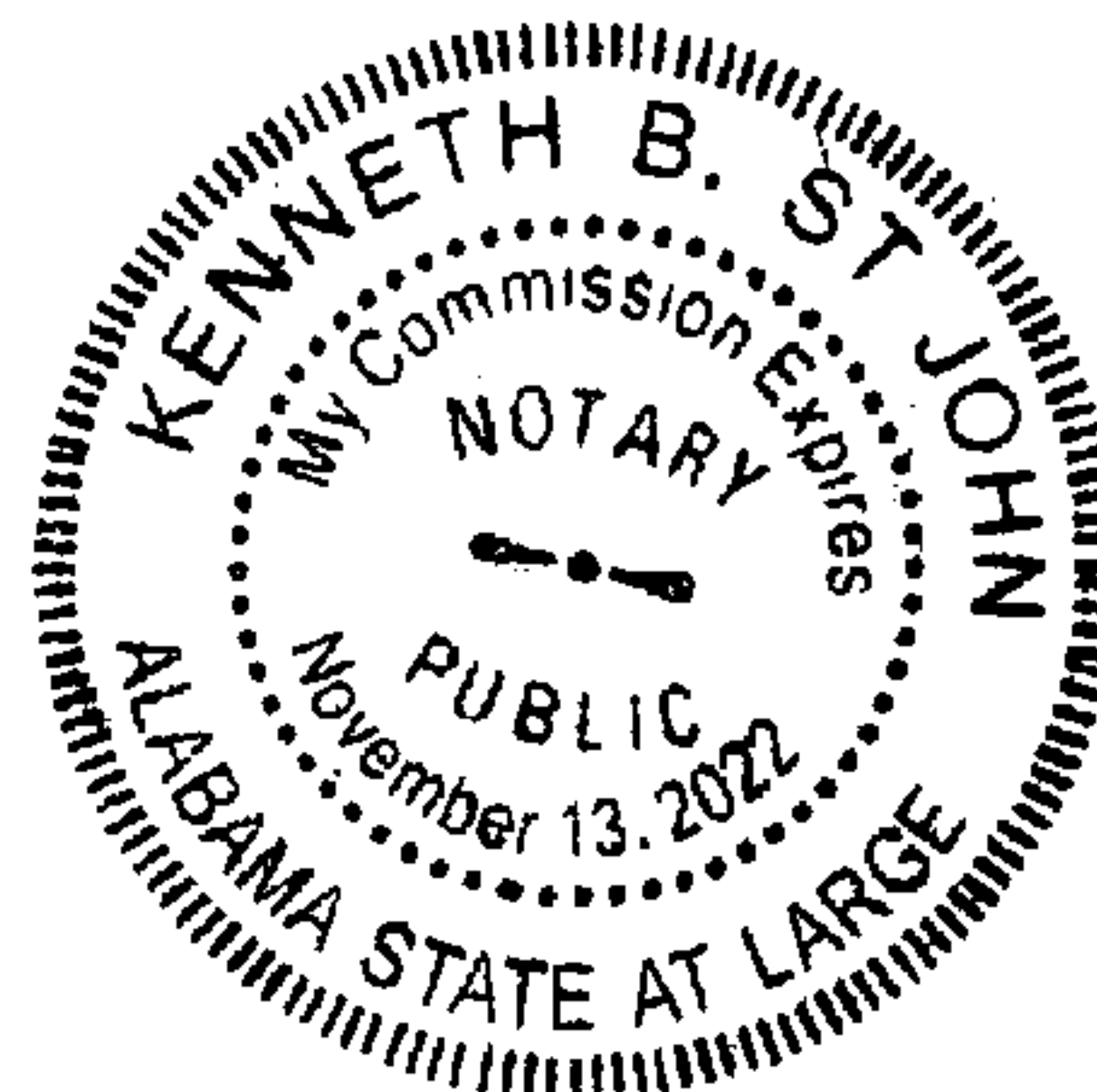

Kimberly A. Bunn

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kimberly A. Bunn 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 12th day of August, 2022.


Notary Public : **Kenneth B. St. John**
My Commission Expires: **11/13/2022**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/15/2022 11:28:28 AM
\$205.50 JOANN
20220815000318420

