

20220901000341630
09/01/2022 08:02:55 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Jaclyn Dunaway and Adam Dunaway
1014 7th Avenue Southwest
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 **TWO HUNDRED SIXTY SIX THOUSAND AND 00/100 (\$266,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jose Manuel Sanchez Lechuga and Dulce Olivia Corral, husband and wife**, whose address is 88 county Road 33, Centera, AL 35040 (hereinafter "Grantor", whether one or more), by **Jaclyn Dunaway and Adam Dunaway**, whose address is 1014 7th Avenue Southwest 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 **Jaclyn Dunaway and Adam Dunaway, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 1014 7th Avenue Southwest, Alabaster, AL 35007 to-wit:

Lot 13, Block 2, according to the Survey of First Addition to Fall Acres Subdivision, as recorded in Map Book 4, Page 77, situated and being a part of the South 1/2 of the SW 1/4 of the NE 1/4, Section 2, Township 21 South, Range 4 West, Shelby County, Alabama Records.

Jose Manuel Sanchez Lechuga is one and the same person as Jose M Sanchez Lechuga. 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 \$252,700.00 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 31st day of August, 2022.

Jose M Sanchez Lechuga
Jose Manuel Sanchez Lechuga

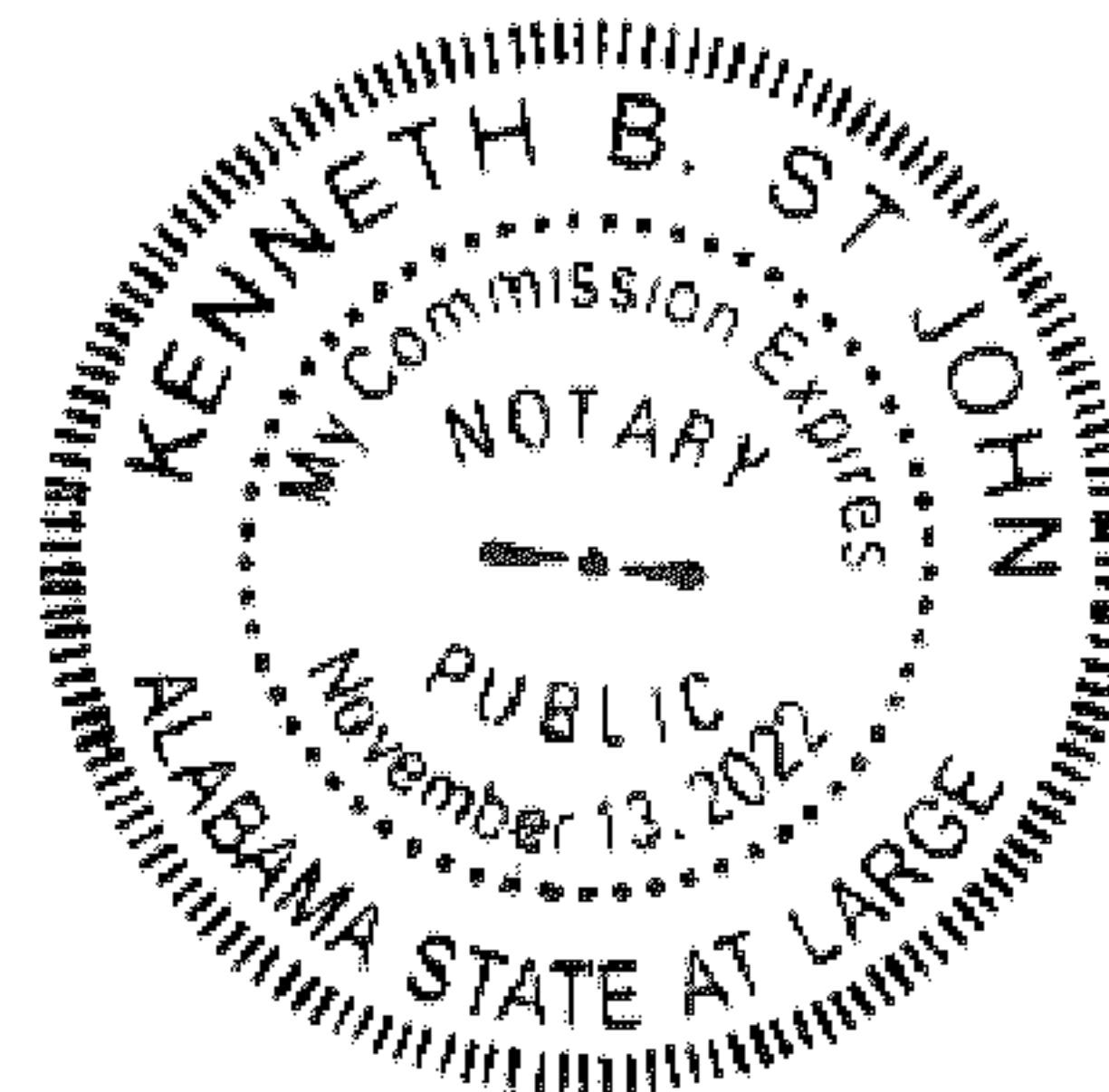
Dulce Olivia Corral
Dulce Olivia Corral

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jose Manuel Sanchez Lechuga and Dulce Olivia Corral whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2022.

[Signature]
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
09/01/2022 08:02:55 AM
\$39.50 JOANN
20220901000341630

Allen S. Bayl