

Send Tax Notice to:
Holly McDevitt and John Miles
McDevitt
966 Old Cahaba Drive
Helena, AL 35080

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-3175

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED FIVE THOUSAND AND 00/100 (\$405,000.00) 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 **Jose A. Jusino Figueroa and Angelica Melendez Burgos, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

140 Henley Trail, Helena, AL 35080

by **Holly McDevitt and John Miles McDevitt (herein referred to as "Grantee," whether one or more)**, whose mailing address is

966 Old Cahaba Drive, Helena, AL 35080

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 **966 Old Cahaba Drive, Helena, AL 35080**, 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.

Jose A. Jusino Figueroa is one in the same as Jose A. Jusino, Grantee in Instrument #20110531000159460.
Angelica Melendez Burgos is one in the same as Angelica Melendez, Grantee in Instrument #201105310001594060.

\$360,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN 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 12 day of Sept, 2022.

Jose A. Jusino Figueroa
Jose A. Jusino Figueroa
Angelica Melendez Burgos
Angelica Melendez Burgos

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jose A. Jusino Figueroa and Angelica Melendez Burgos**, 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 12 day of Sept., 2022

Cassy L. Dailey
Notary Public

Printed Name
Cassy L. Dailey

My Commission Expires: 05/02/2026

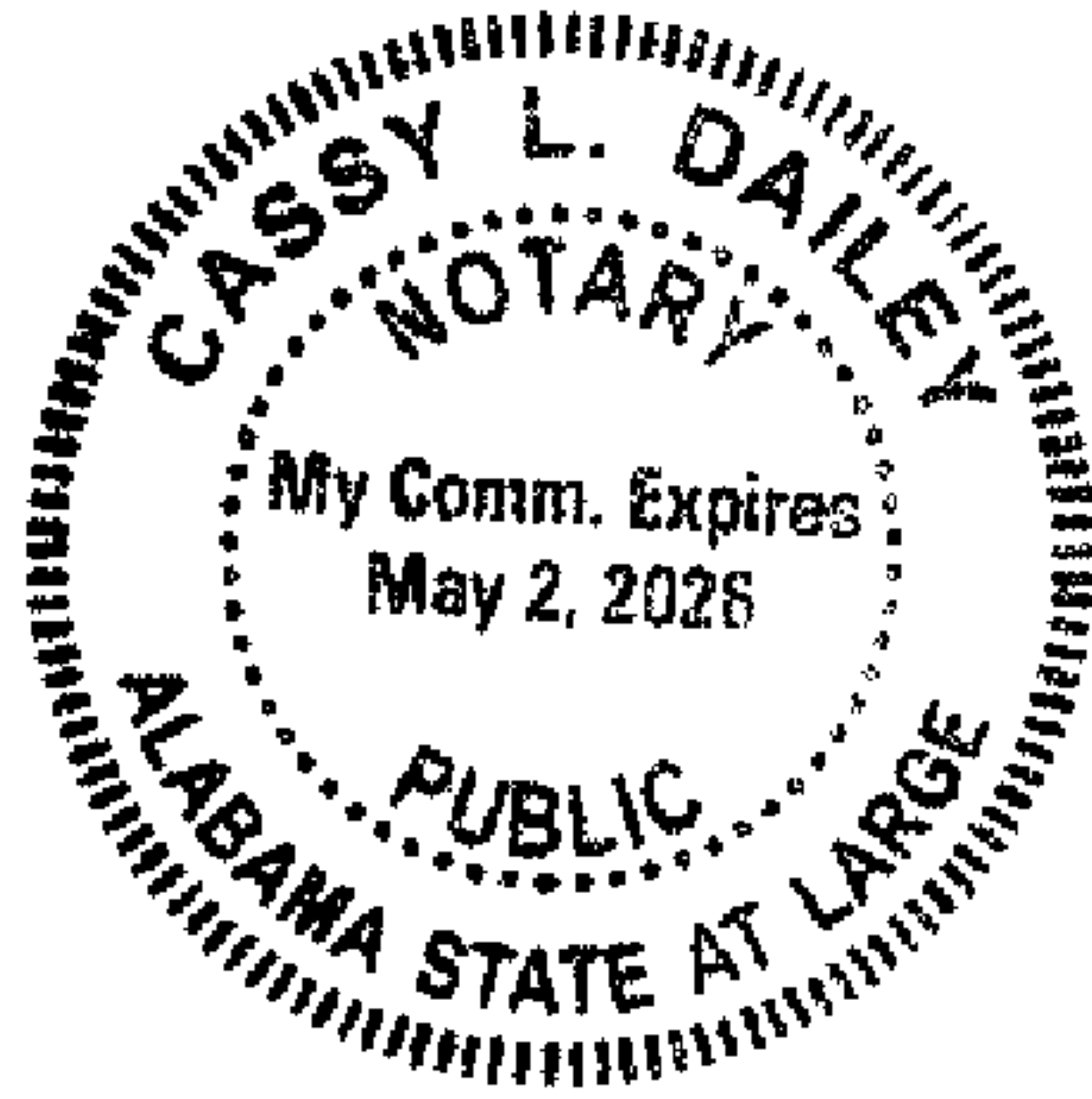


EXHIBIT A

Property 1:

Lot 1332, according to the Survey of Old Cahaba IV First Addition, as recorded in Map Book 33, Page 80, 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
09/13/2022 09:16:15 AM
\$73.00 JOANN
20220913000354860

Allie S. Bayl