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09/14/2022 09:58:03 AM  
DEEDS 1/3

Send Tax Notice to:  
Merli E. Zelaya and Enrique Ortiz  
2012 Kensington Ct.  
Calera, AL 35040

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: **BHM-22-2518**

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00)** 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

**David A. Chilcoat and Rebecca L. Chilcoat, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

2280 Valparaiso Blvd North Fort Myers, FL 33917

by **Merli E. Zelaya and Enrique Ortiz (herein referred to as "Grantee," whether one or more),** whose mailing address is

2012 Kensington Ct. 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 **4908 Stonecreek Way, 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.

**\$176,250.00 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 13 day of September, 2017.

  
David A. Chilcoat

David A. Chilcoat

Rebecca L. Chilcoat  
Rebecca L. Chilcoat

Rebecca L. Chilcoat

State of Alabama  
County of Jefferson

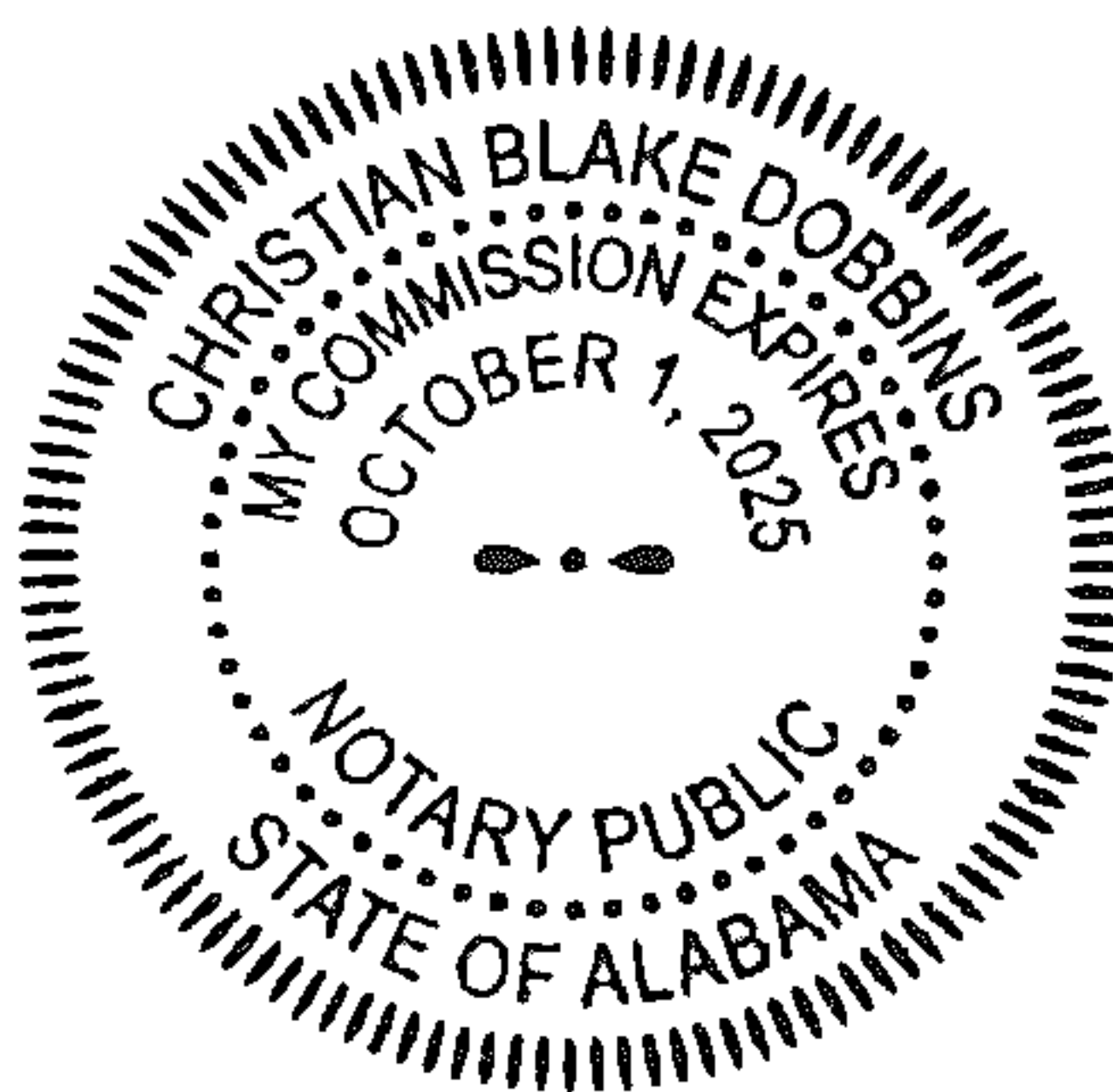
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David A. Chilcoat and Rebecca L. Chilcoat**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of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

Given under my hand and official seal this 13 day of September, 2022

Notary Public

Printed Name

My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 51, according to the Final Plat of Stone Creek Phase 5 Plat One Lake Sector, as recorded in Map Book 39, Page 22, 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**  
**09/14/2022 09:58:03 AM**  
**\$87.00 JOANN**  
**20220914000355920**

*Allen S. Bayl*