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09/23/2022 02:03:56 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Yasmin G. Ramirez Gonzalez
1067 14th Street
Calera, AL 35040

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 THIRTY THOUSAND AND 00/100 (\$130,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mary Lucille Browning, an unmarried woman**, whose address is 125 Meriweather Way, Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **Yasmin G. Ramirez Gonzalez**, whose address is 1067 14th Street Calera, AL 35040 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 1067 14th Street, Calera, AL 35040** to-wit:

Lots 21, 22, 23 and 24 in Block 26, according to Dunstan's Map and survey of the Town of Calera, which map is on file in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

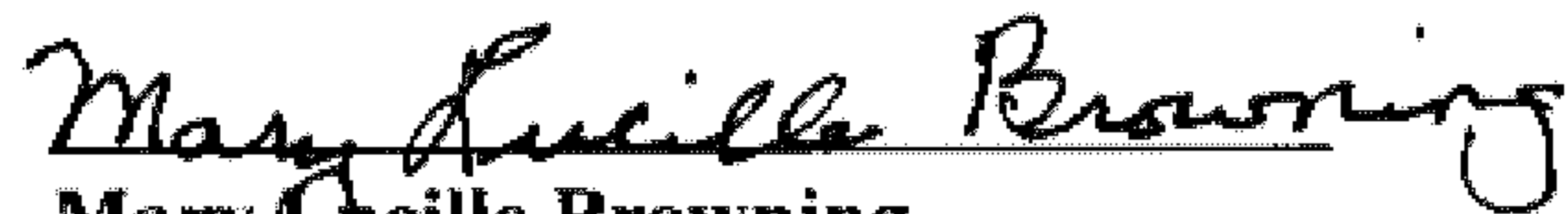
Mary Lucille Browning is the surviving grantee of that certain deed recorded in Book 325 Page 793 in the Probate Office of Shelby County, Alabama; the other grantee, Marcus Franklin Browning, having died on or about the 20th day of June, 2017.

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 first mortgage in the amount of \$127,645.00 executed and recorded simultaneously herewith. Subject to a third-party second mortgage in the amount of \$5,200.00 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 23rd day of September, 2022.

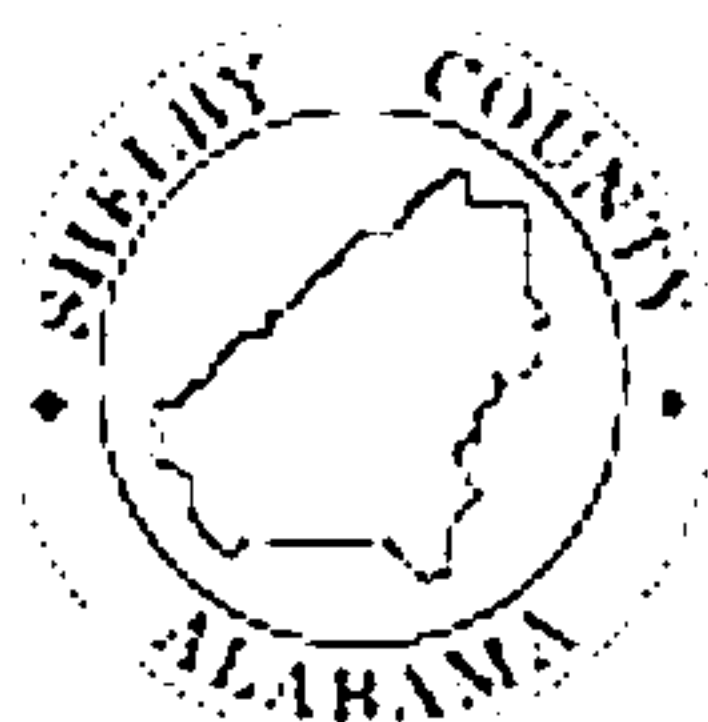
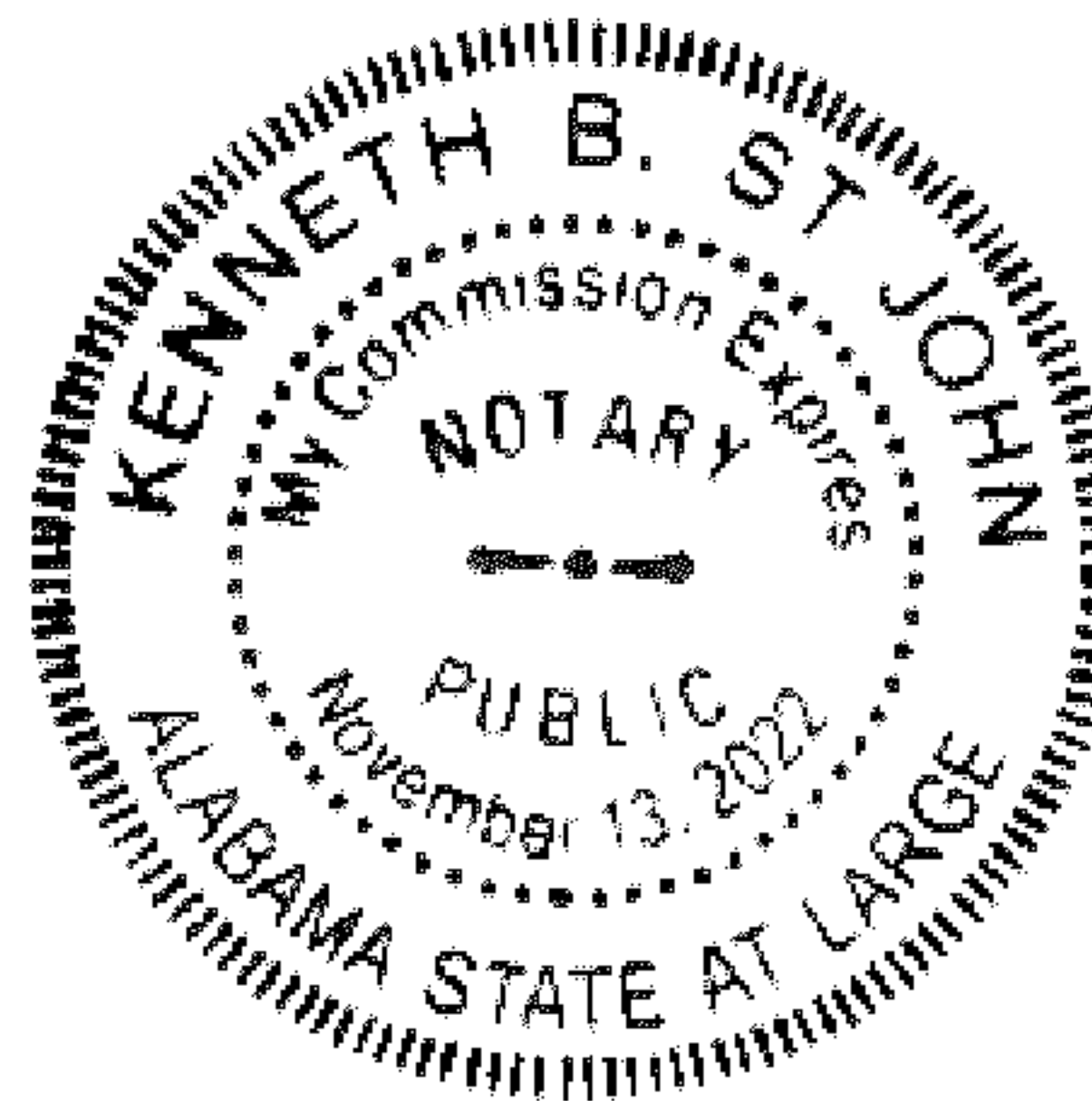

Mary Lucille Browning

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Mary Lucille Browning 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 23rd day of September, 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
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\$26.00 JOANN
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