

Send Tax Notice to:
Christopher Watkins and Jesseeca B.
Watkins
3 Oakdale Dr.
Montevallo, AL 35115

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-3341

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00)** 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

Eyery Medina, a married man and Hugo Javier Medina Orozco, a married man (herein referred to as "Grantor," whether one or more), whose mailing address is

237 Thoroughbred Lane, Alabaster, AL 35007

by **Christopher Watkins and Jesseeca B. Watkins (herein referred to as "Grantee," whether one or more),** whose mailing address is

3 Oakdale Drive, Montevallo, AL 35115

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 **3 Oakdale Dr, Montevallo, AL 35115**, 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.


The property herein conveyed does not constitute the homestead of either Grantor, nor that of their spouses, neither was it contiguous hereto.


\$240,562.00 and \$7,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF MORTGAGE LOANS 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 4th day of October, 2022



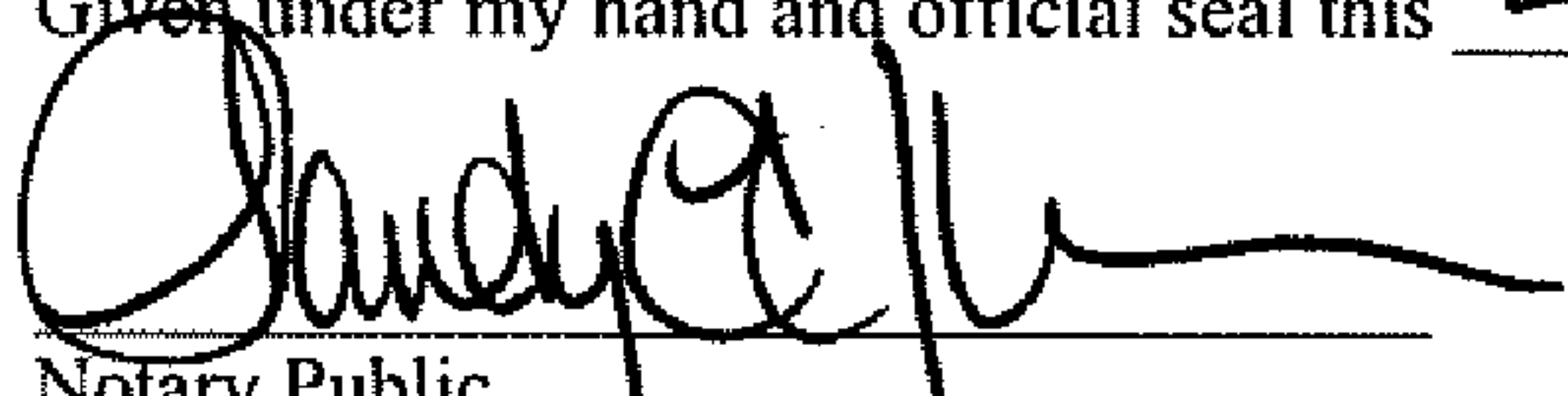
Eyery Medina


Hugo Javier Medina Orozco

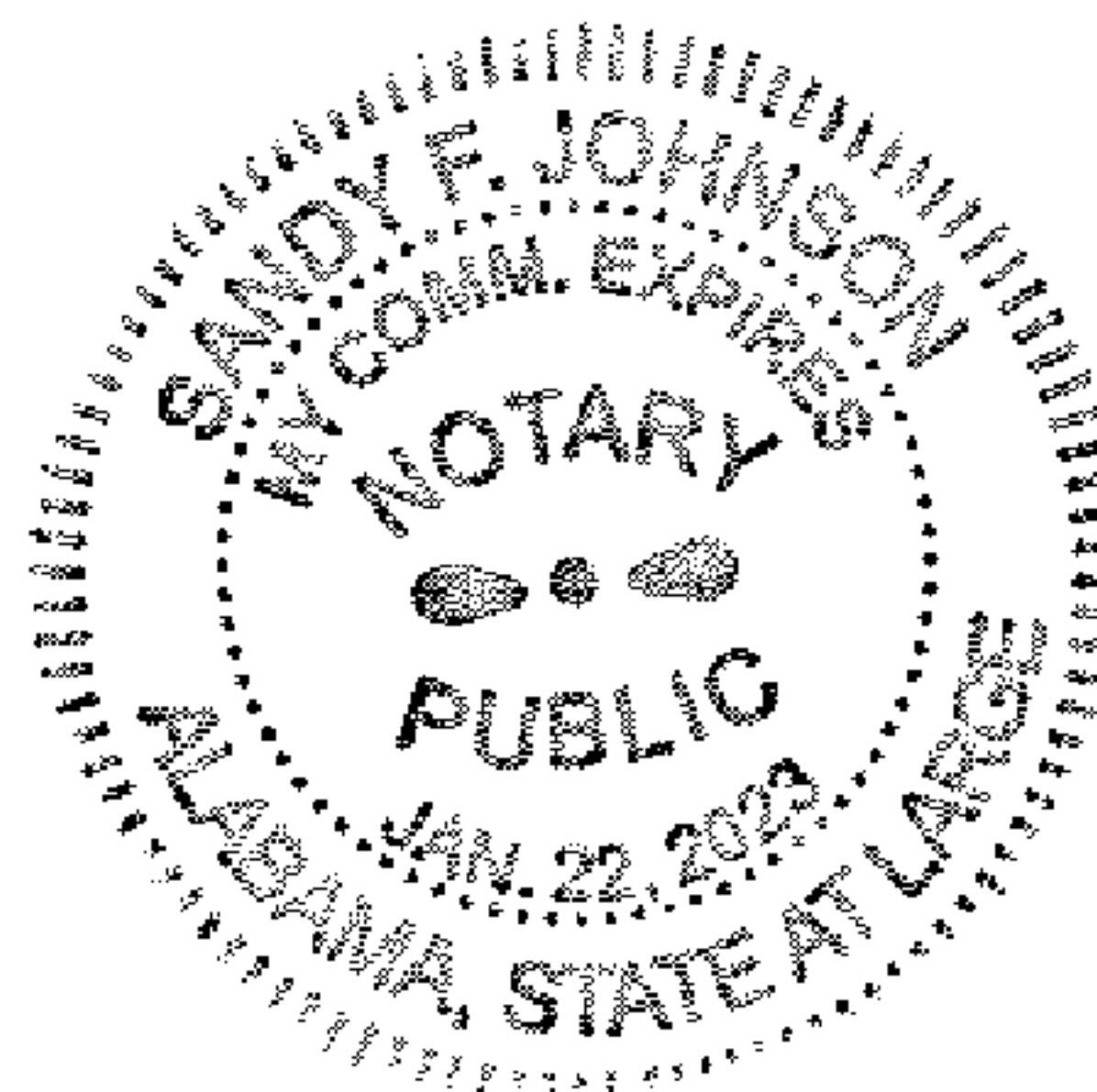
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Eyery Medina and Hugo Javier Medina Orozco**, 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 4th day of October, 2022



Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 01/22/2023



20221006000382010 10/06/2022 11:53:29 AM DEEDS 3/3
EXHIBIT A

Property 1:

Lot 3, according to the Survey of Oakdale Estates, as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/06/2022 11:53:29 AM
\$29.00 JOANN
20221006000382010

Allen S. Bayl