

Send tax notice to:
T2, LLC
6234 Eagle Point Circle
Birmingham, Alabama 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022556

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eight Thousand and 00/100 Dollars (\$308,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **GREYSI ARTEAGA, A SINGLE INDIVIDUAL**, whose mailing address is **P O BOX 380304, BIRMINGHAM, AL 35238**, (hereinafter referred to as "Grantor") by **T2, LLC, A LIMITED LIABILITY COMPANY** whose property address is: **412 HUNTER HILLS PLACE, CHELSEA, AL, 35043** hereinafter referred to as Grantee"), 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, to-wit:

Lot 41, according to the Survey of Hunter Hills, Phase Two, as recorded in Map Book 22, page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easements, building lines and restrictions as shown on recorded map.
3. Right of way granted to Alabama Power Company recorded in Deed Volume 102, page 105; Deed volume 242, page 462, and Deed Volume 222, page 735.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 31 day of October, 2022.

*Greysi Arteaga by
Gregorio Castro her
Attorney in fact*
GREYSI ARTEAGA BY GREGORIO
CASTRO, HER ATTORNEY IN FACT

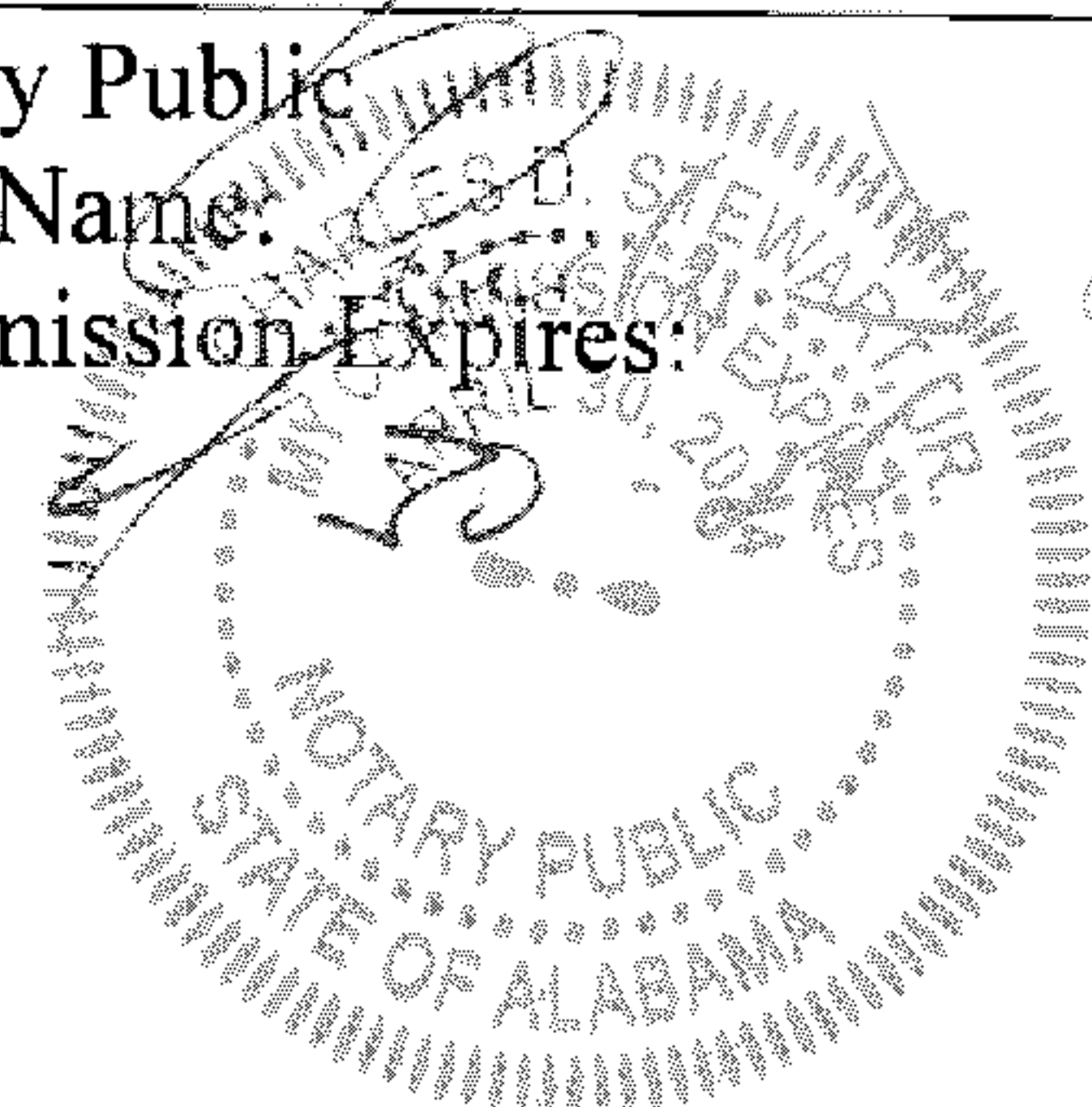
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GREGORIO CASTRO, as Attorney in Fact for GREYSI ARTEAGA whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he as such Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of October, 2022.

[Signature]

Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2022 10:59:17 AM
\$333.00 CHARITY
20221102000410620

Allen S. Bayl