

Send Tax Notice to:
Esteban Alejandro Solis Alvarez and
Gabriela Meraz Frayre
1405 Eden Ridge Circle
Hoover, AL 35244

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

File: **PEL-22-4755**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SEVENTY THOUSAND AND 00/100 (\$170,000.00) 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

Marie W. Forbus, an unmarried woman (herein referred to as "Grantor," whether one or more), whose mailing address is

542 Navajo Trail, Alabaster, AL 35007

by **Esteban Alejandro Solis Alvarez and Gabriela Meraz Frayre (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1405 Eden Ridge Circle, Hoover, AL 35244

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 **542 Navajo Trail, Alabaster, AL 35007**, 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.

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 26th day of October, 2022

Marie W. Forbus
Marie W. Forbus

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Marie W. Forbus**, 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 26th day of October, 2022.

Cassy L. Dailey
Notary Public
Cassy L. Dailey
Printed Name
My Commission Expires: 05/02/26

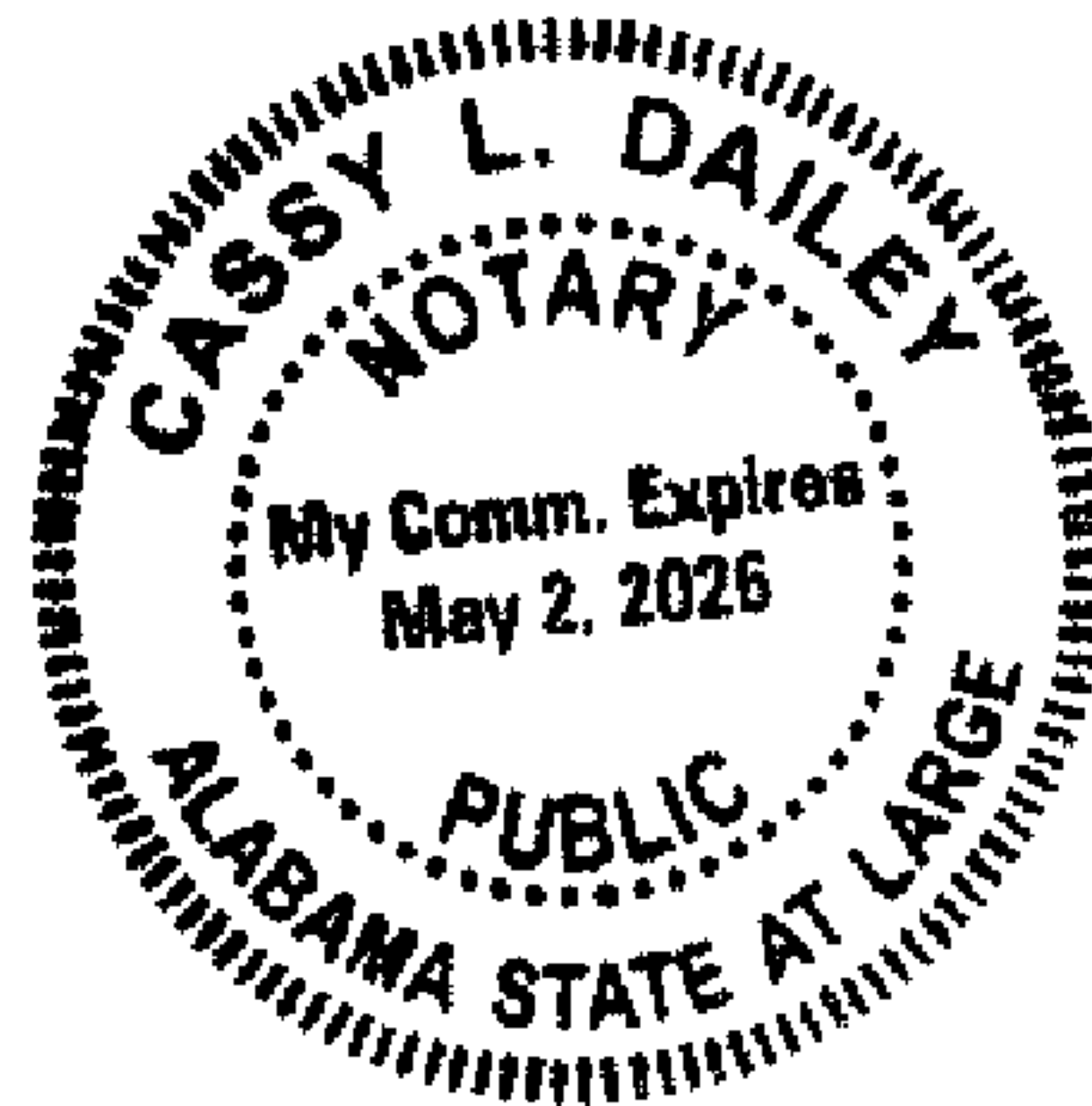
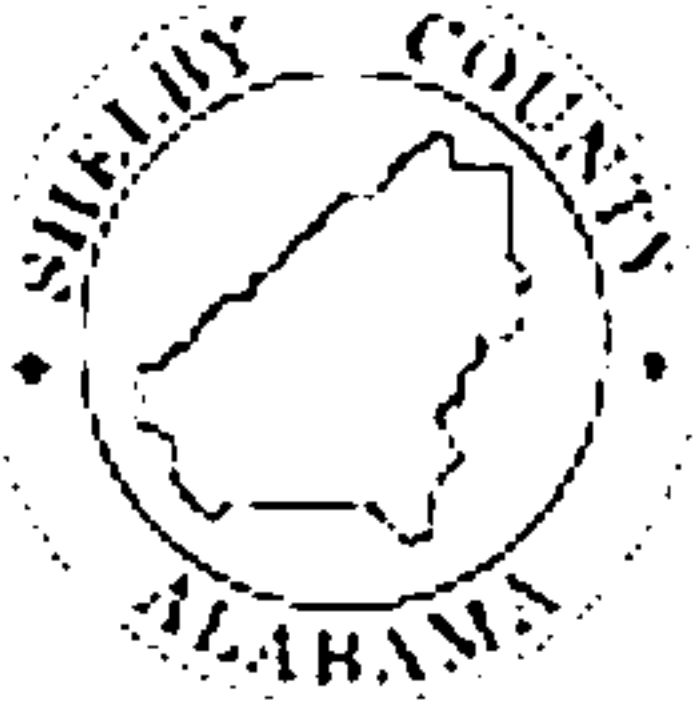


EXHIBIT A

Property 1:

Lot 3 according to the Map of Fernwood, 1st Sector, as recorded in Map Book 5, Page 58, in the Probate Office of Shelby County, Alabama, situated in the NE 1/4 of SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/03/2022 09:54:38 AM
\$198.00 PAYGE
20221103000411860

Allie S. Bezel