

20221104000414160  
11/04/2022 10:11:21 AM  
DEEDS 1/1

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
**Nathaniel Hoyda**  
**Patricia Aguilar Calvo**  
**3460 N Broken Bow Dr**  
**Birmingham, AL 35242**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Sarah King, unmarried**

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

**Nathaniel Hoyda and Patricia Aguilar Calvo**

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 12, Block 1, according to the Survey of Broken Bow, as recorded in Map Book 7, page 145, in the Probate Office of Shelby County, Alabama.**

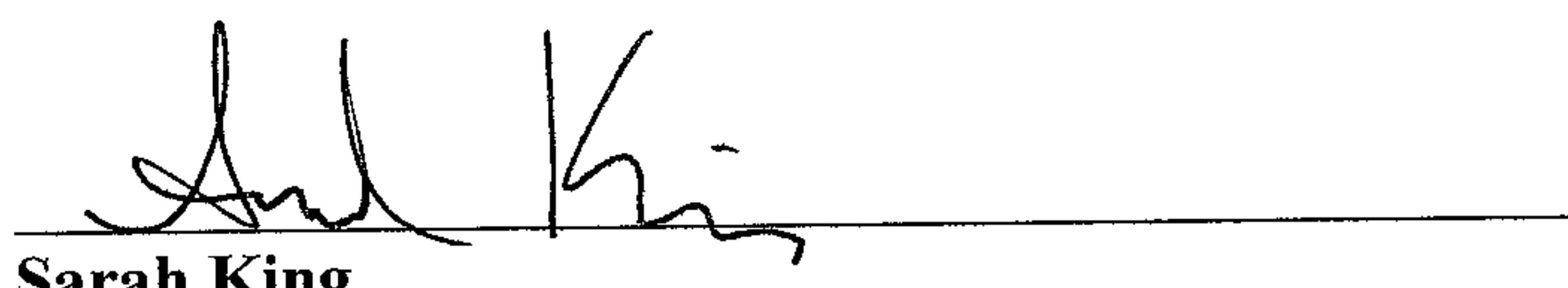
\$409,200.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

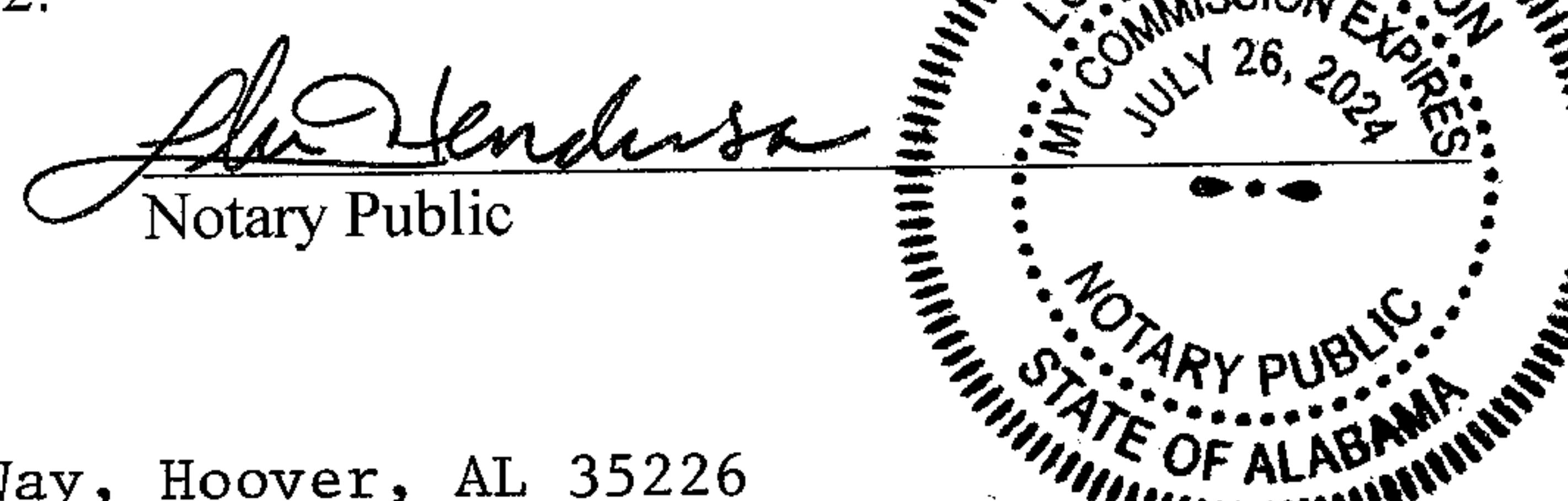
IN WITNESS WHEREOF, the said Grantor has set her hand and seal this 4th day of November, 2022.

  
Sarah King

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Sarah King** 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 seal this November 4, 2022.

  
Notary Public  
LUKE A. HENDERSON  
MY COMMISSION EXPIRES  
JULY 26, 2024  
NOTARY PUBLIC  
STATE OF ALABAMA

My Commission Expires:

Grantor's Address: 3025 Spencer Way, Hoover, AL 35226

Grantee's Mailing Address: 3460 N Broken Bow Dr Birmingham, AL 35242

Property Address: 3460 N Broken Bow Dr Birmingham, AL 35242

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/04/2022 10:11:21 AM  
\$422.00 JOANN  
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*Allen S. Boyd*