

WARRANTY DEED

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

Send Tax Notice To:
Erin K Fernandez
557 Treymoor Lake Cir
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Five Thousand Two Hundred and 00/100 Dollars (\$35,200.00), and pursuant to that Final Decree of Divorce entered in Case Number DR-2022-900165, In the Circuit Court of Shelby County, Alabama, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Michael P Fernandez, unmarried
(herein referred to as "Grantor") does grant, bargain, sell and convey unto
Erin K Fernandez

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

Lot 581, according to the Survey of Weatherly Aberdeen, Sector 18, as recorded in Map Book 21, page 148, in the Probate Office of Shelby County, Alabama.

\$128,300.00 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 Grantee, her heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said Grantor has set his hand and seal this 7 day of November, 2022.



Michael P Fernandez

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Michael P Fernandez** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this November 7th, 2022.



My Commission Expires:

Notary Public

Grantor's Address: 1584 Timber Ct. Helena, AL 35080

Property Address: 557 Treymoor Lake Cir Alabaster, AL 35007

Grantee's Address: 557 Treymoor Lake Cir, Alabaster, AL 35007



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2022 09:38:19 AM
\$26.00 PAYGE
20221109000418240

Allie S. Bayl