

20221109000418720
11/09/2022 12:41:04 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Amada L. Lemus Recinos

240 Wilson Drive
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **NINETY THOUSAND FIVE HUNDRED AND 00/100 (\$90,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Glenda Brown, a married woman**, whose address is 606 Village Way, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Amada L. Lemus Recinos**, whose address is: 240 Wilson Drive, Montevallo, AL 35115 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Amada L. Lemus Recinos**, the following described real estate situated in Shelby County, Alabama, **the address of which is 240 Wilson Drive, Montevallo, AL 35115 to-wit:**

Lots 14 and 16, according to the Survey of Wilson Subdivision No. 1, as recorded in Map Book 3 Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

The subject property conveyed herein does not constitute the homestead of the Grantor, nor the homestead of the Grantor's spouse.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 9th day of November, 2022.

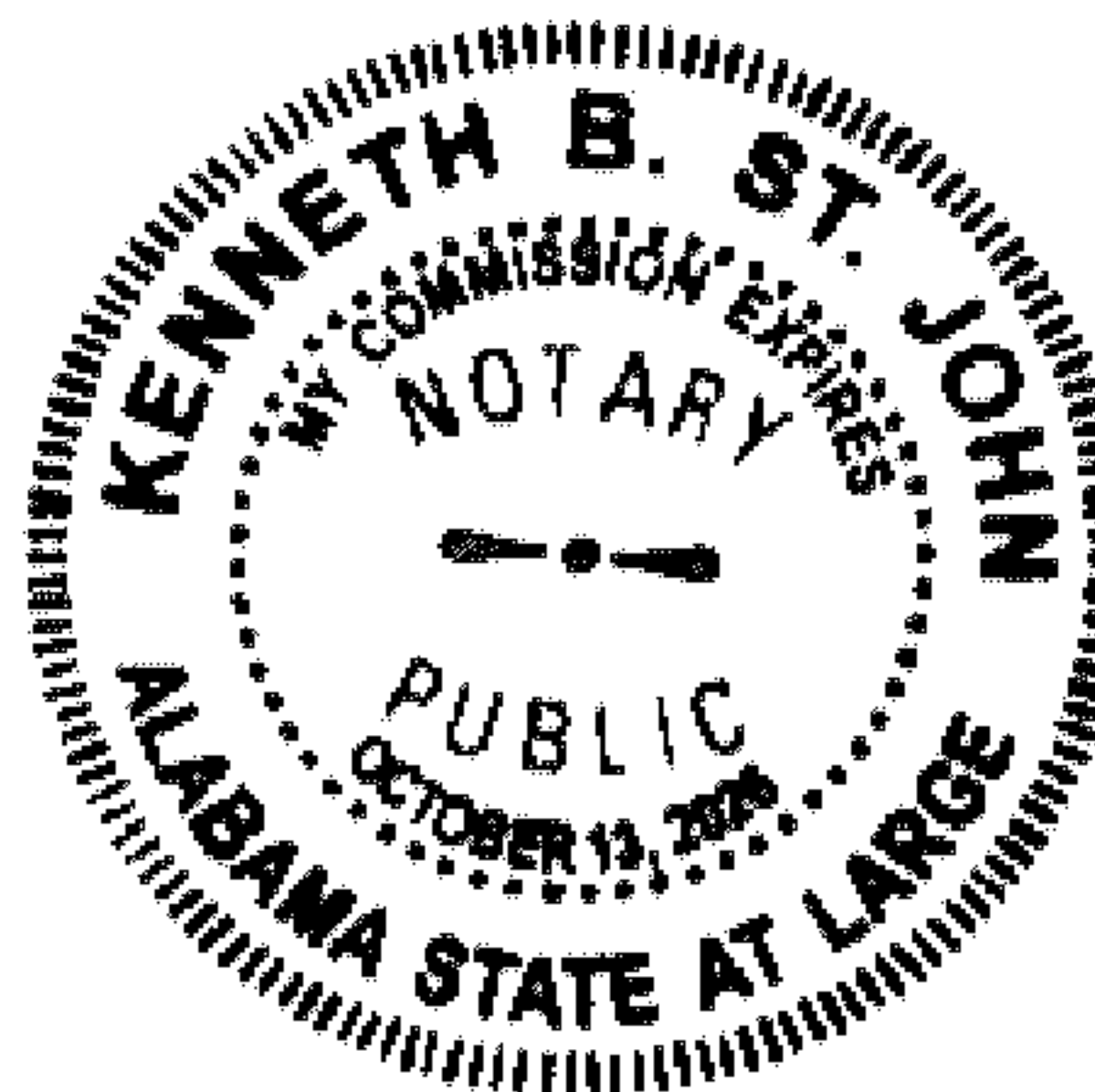

Glenda Brown

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Glenda Brown, 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 official seal this 9th day of November, 2022.


Notary Public
Printed Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2022 12:41:04 PM
\$115.50 BRITTANI
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