

20221116000425170
11/16/2022 03:48:33 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Lorenzo Luna Mendoza
703 3rd Avenue Northwest
Alabaster, AL 35007

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 **TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **John Phillip Arnold and Kacey Arnold FKA Kacey Rosenberger, husband and wife**, whose address is 13075 Richard Drive, McCalla, AL 35111 (hereinafter "Grantor", whether one or more), by **Lorenzo Luna Mendoza**, whose address is 703 3rd Avenue Northwest, Alabaster, AL 35007 (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 **Lorenzo Luna Mendoza**, the following described real estate situated in Shelby County, Alabama, **the address of which is 703 3rd Avenue Northwest, Alabaster, AL 35007 to-wit:**

Lots 1 and 2, Block 6 of "Alabaster Gardens" according to survey and map made by H. W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama, on May 10, 1955, and recorded in Map Book 3, Page 156, in said Probate Office; which said map is entitled "Alabaster Gardens" being a subdivision of part of S 1/2 of SW 1/4 of Section 35, Township 20, Range 3 West.

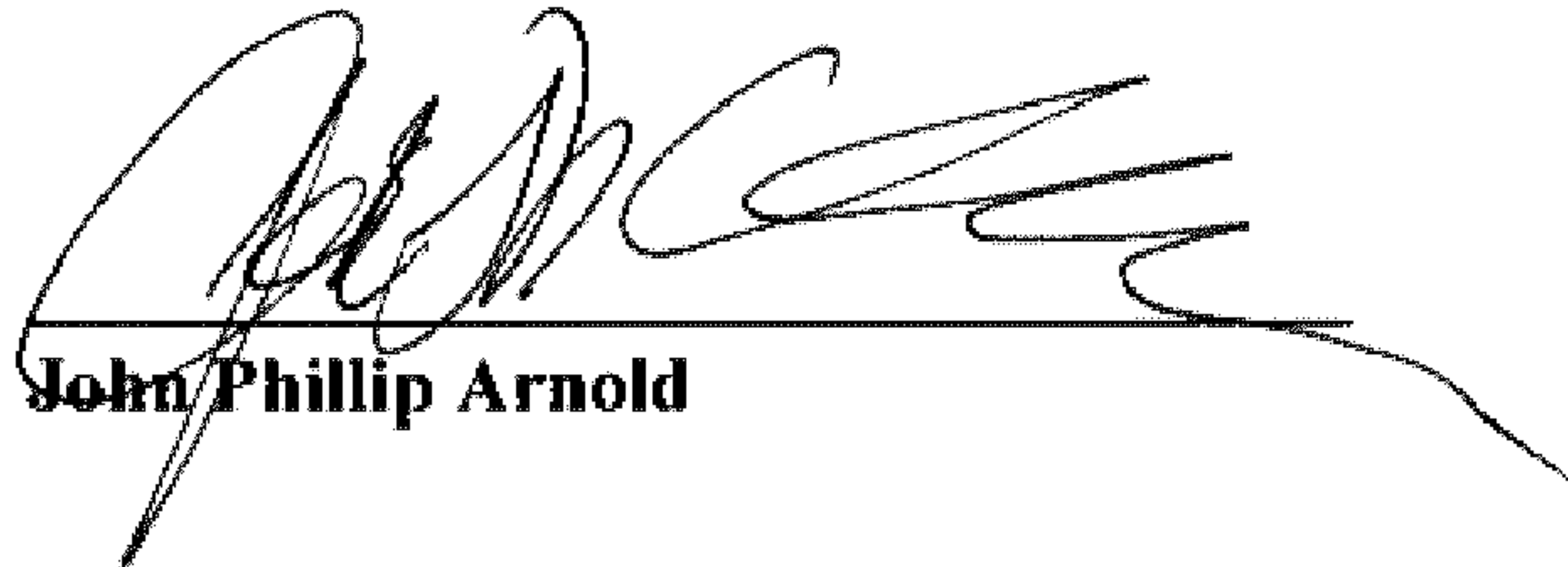
Kacey Arnold is one and the same person as Kacey Rosenberger, grantee in that certain deed recorded in Instrument No. 20201116000521810, in the Probate Office of Shelby County, Alabama.

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 \$157,500.00 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 16th day of November, 2022.

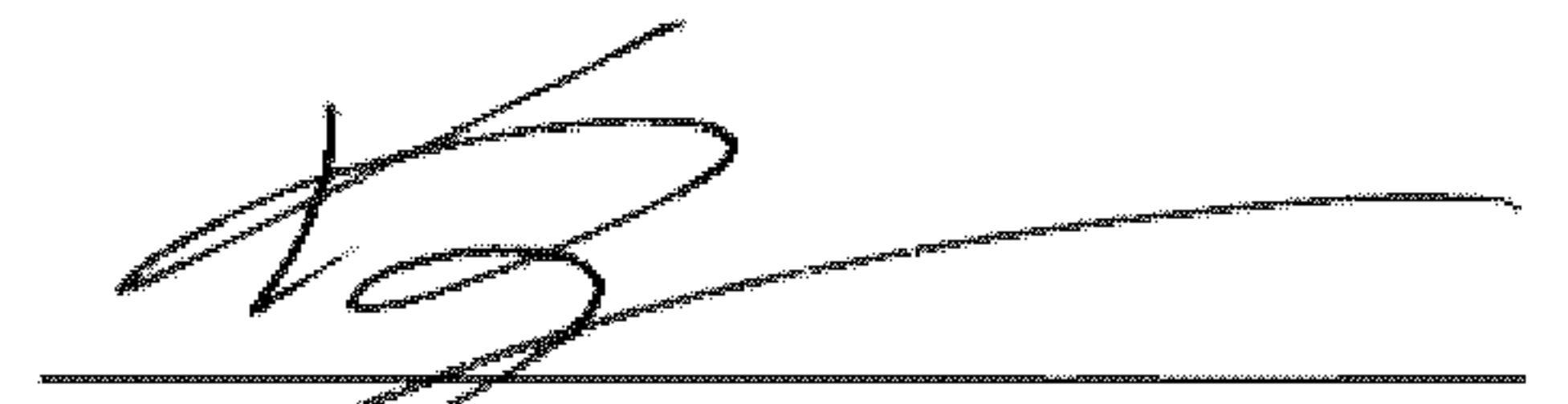

John Phillip Arnold

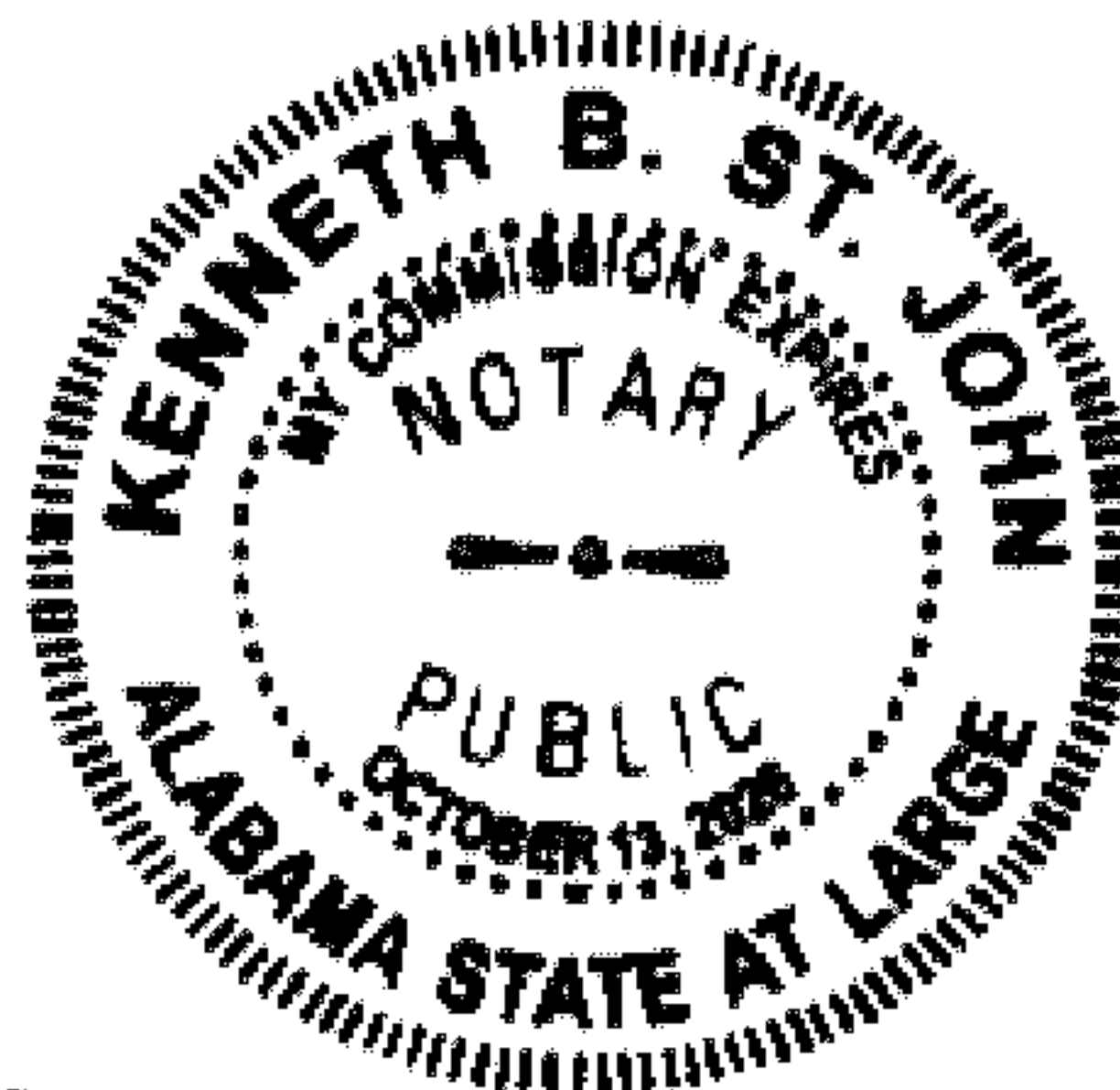

Kacey Arnold FKA Kacey Rosenberger

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that John Phillip Arnold and Kacey Arnold FKA Kacey Rosenberger whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of November, 2022.


Notary Public
Print 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
11/16/2022 03:48:33 PM
\$78.50 JOANN
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