

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATH34703

100 Douglas Dr  
Alabaster, AL 35007

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Twenty-eight Thousand and 00/100 Dollars (\$128,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Charles Stutler and Marcia M. Stutler, a married couple** whose mailing address is: 1048 Whitetail DR Fairborn, OH 45324 and **Jonathan C. Stutler, a single person** whose mailing address is: 102 Bridgeport Cr. Madison, AL 35758 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Rosa M. Rodriguez Vasquez** whose mailing address 100 Douglas DR Alabaster, AL 35007 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **265 Ewing Street, Wilton, AL 35115**

Lots 1 & 2, Block B, according to the Survey of Wilmont Subdivision as recorded in Map Book 3, Page 124; in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10<sup>th</sup> day of December, 2022.

Charles Stutler  
Charles Stutler

Marcia M. Stutler  
Marcia M. Stutler

STATE OF OHIO

GREENE County ss:

I, JESSICA HELLER, a Notary Public in and for said county in said state, hereby certify that **Charles Stutler and Marica M. Stutler** name 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 10<sup>th</sup> day of December, 2022

My Commission Expires: 1.19.27

Jessica Heller  
Notary Public



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9<sup>th</sup> day of December, 2022.

  
Jonathan C. Stutler

STATE OF AL

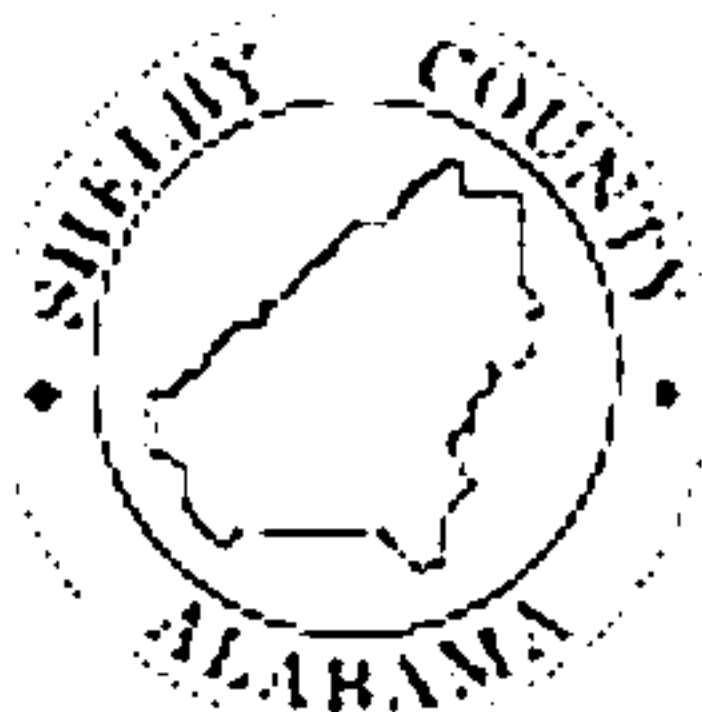
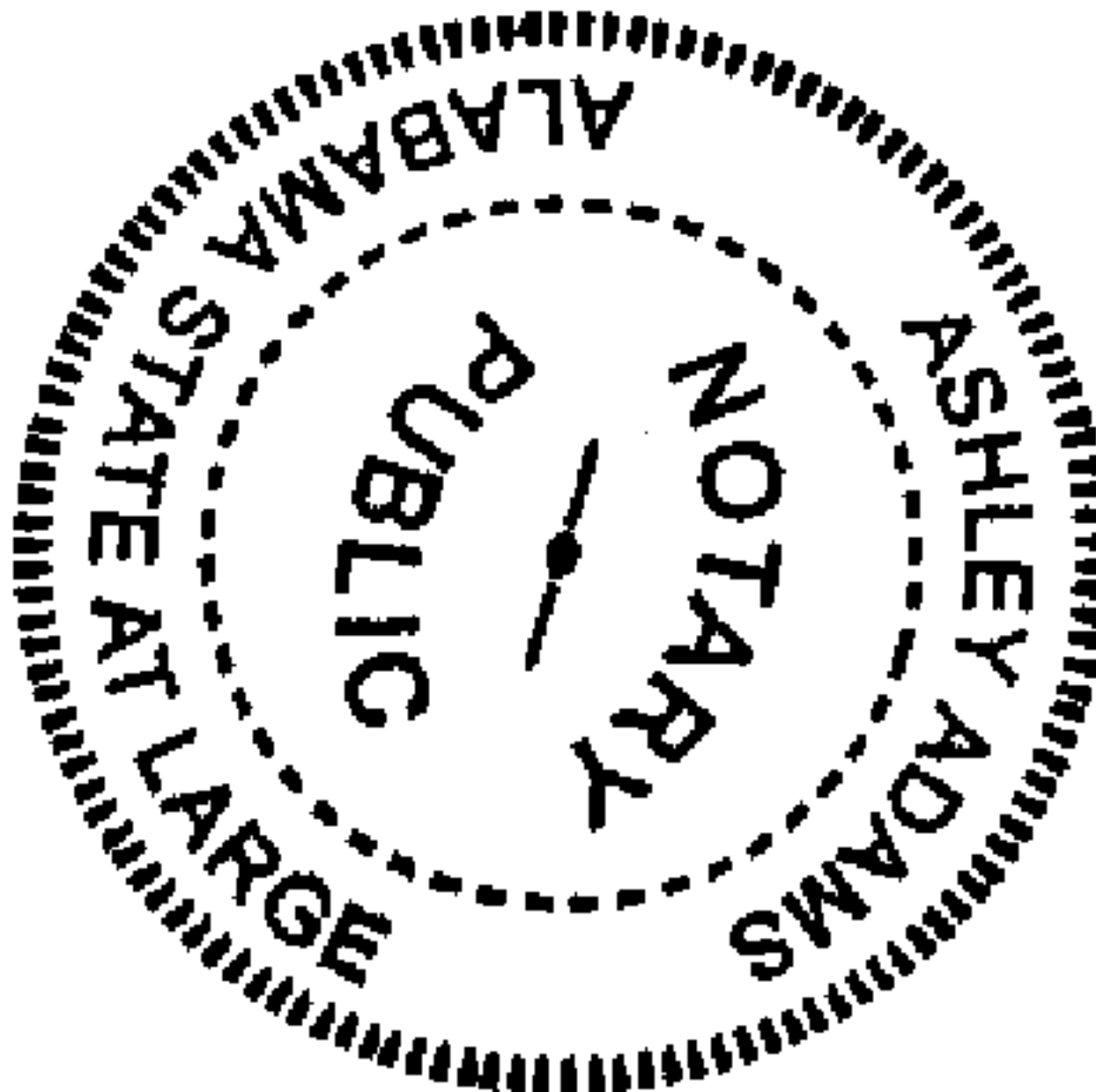
Limestone County ss:

I, Ashley Adams, a Notary Public in and for said county in said state, hereby certify that Jonathan C. Stutler name 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 9 day of December, 2022

My Commission Expires: 1/7/24

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/14/2022 12:18:54 PM  
\$157.00 JOANN  
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*Allen S. Bayl*