

Fmv = \$ 105,820



20230405000094360 1/2 \$131.00
Shelby Cnty Judge of Probate, AL
04/05/2023 10:15:38 AM FILED/CERT

10,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Samuel Erasmo Olvera Muñoz
28 Houston Drive
Pelham, AL 35124

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and to rearrange family holdings without exchange of money, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **SARAI OLVERA DAVIS, A MARRIED WOMAN**, formerly Sarai Olvera, of 209 Village Drive, Calera, AL 35040, do grant, bargain, sell, and convey unto my father **SAMUEL ERASMO OLVERA MUÑOZ**, a married man, of 28 Houston Drive, Pelham, AL 35124, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2A on Egg and Butter Road, Columbiana, AL 35051, according to a resubdivision of Lot 2, Wild cat Run Subdivision, drawn by Steven M Allen on 15 September 2022, and recorded in the probate records of Shelby County, Alabama at map book 56, page 99 on 27 September 2022.

Subject to the terms of a realty sales contract executed by grantor herein on 30 November 2022.

Postal address of property: 2523 Hwy 37, Columbiana, AL 35051.

It is a part of a larger parcel that has been assigned ad valorem parcel identification number 29 1 12 0 000 006.002 by the Shelby County Revenue Commissioner.

The property has been appraised at \$19,500.

No part of the property conveyed herein forms any part of the homestead of any

Shelby County, AL 04/05/2023
State of Alabama
Deed Tax: \$106.00



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grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

SARAI OLVERA, does for herself and for her administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her administrators, heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **SARAI OLVERA**, have set my hand and seal, this 30 March 2023.

Witness:

DEBRA WEISSMAN

Sarai Olvera Davis (Seal)
SARAI OLVERA DAVIS

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **SARAI OLVERA DAVIS**, a married woman, whose name is signed to the foregoing conveyance, and who is (made) 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 March 2023.

Debra Weissman
Notary public

MY COMMISSION EXPIRES FEBRUARY 4, 2025

