

Send Tax Notice to:
Travis Jay Clement and Kristin Lee
Clement

214 Grande Club Drive
Alabaster, AL 35124

This Instrument Prepared By:
Robert McNearney
717 Kerr Drive
Gardendale, AL 35071

File: GDL-23-8670

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Beatriz Y. Recinos and Victor A. Gutierrez, a married couple** (herein referred to as "Grantor," whether one or more), whose mailing address is

214 Grande Club Drive, Alabaster, AL 35124

by **Travis Jay Clement and Kristin Lee Clement** (herein referred to as "Grantee," whether one or more), whose mailing address is

113 Red Oak Lane, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **214 Grande Club Drive, Alabaster, AL 35114**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

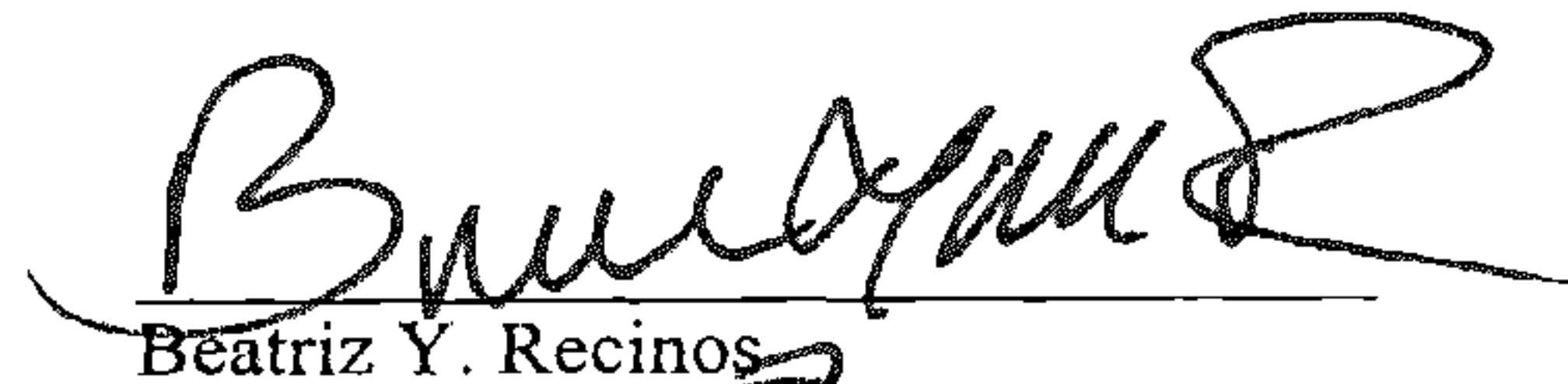
MINING AND MINERAL RIGHTS EXCEPTED.

\$284,747.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(wc) have hereunto set my(our) hand(s) and seal(s), this 5 day of May, 2023.



Beatriz Y. Recinos

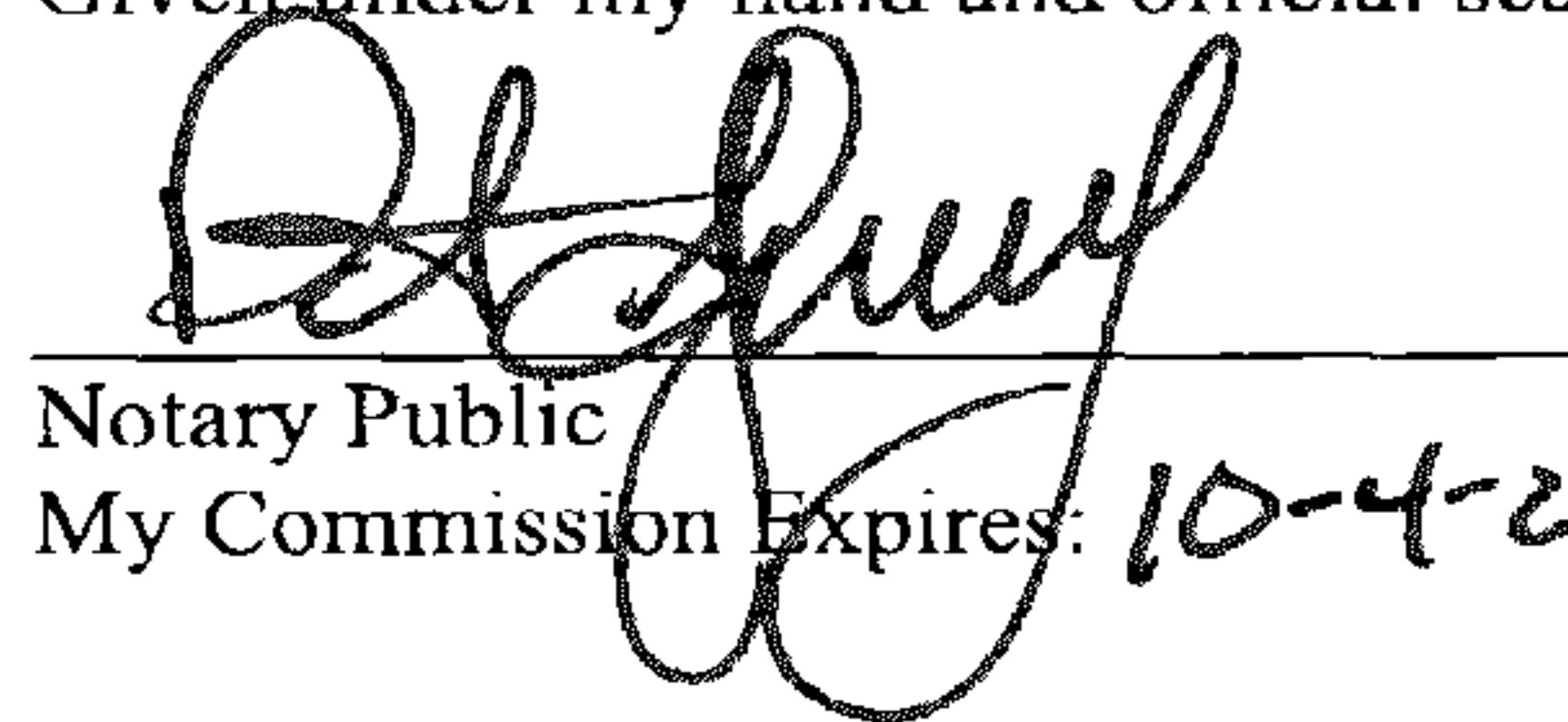


Victor A. Gutierrez

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Beatriz Y. Recinos and Victor A. Gutierrez whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May, 2023.



Notary Public

My Commission Expires: 10-4-25

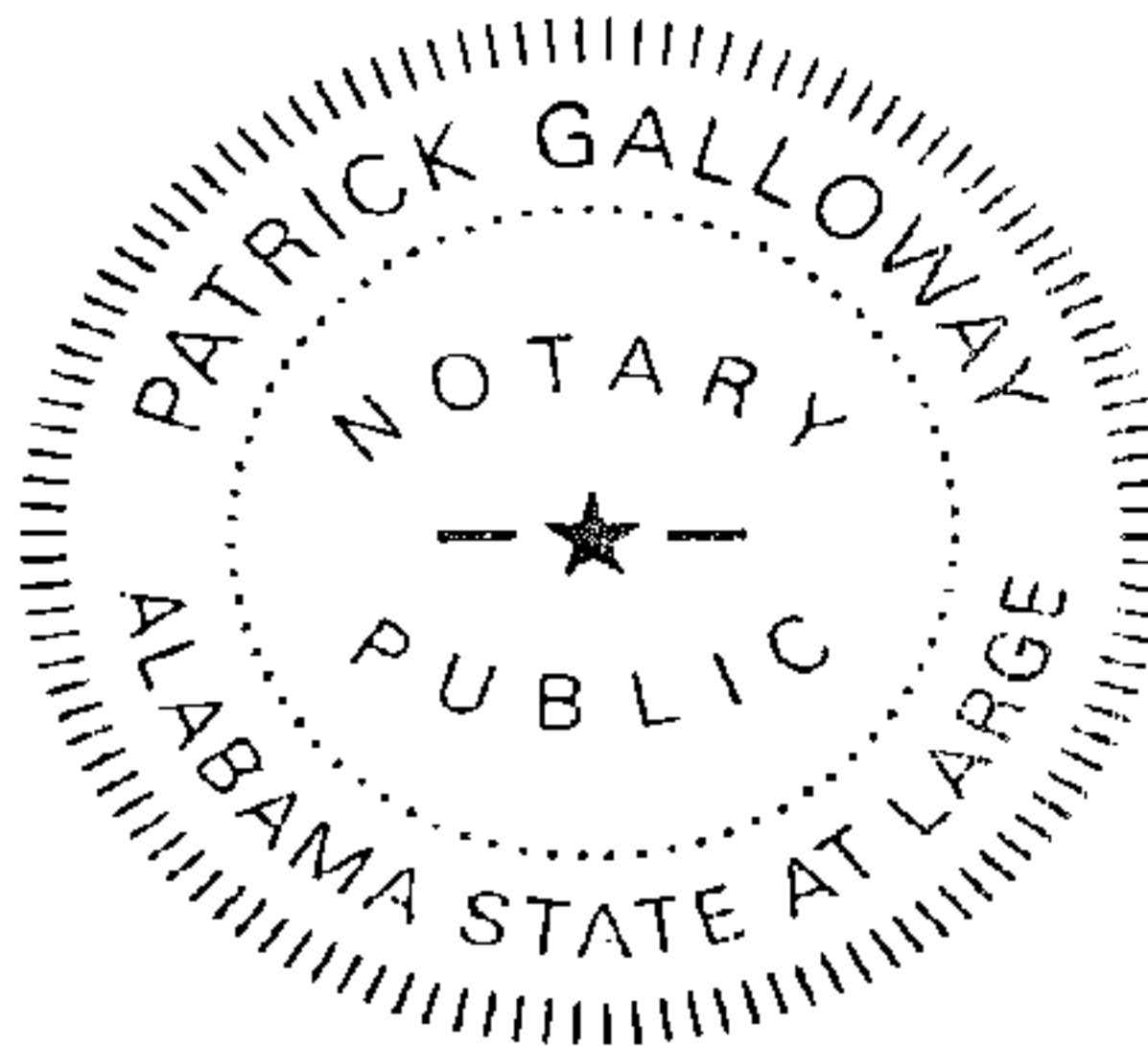


EXHIBIT A

Property 1:

Lot 9, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 3" Addition, as recorded in Map Book 20, Page 111, in the Probate Office of Shelby County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/08/2023 09:17:02 AM
\$33.50 JOANN
20230508000134700

General Warranty Deed - JTROS (AL)

Allen S. Bayl