

SEND TAX NOTICE TO:

Isaac Cabrera Sanchez and Brittney Cabrera Sanchez
112 Brookhollow Way
Pelham, AL 35124

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 FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Morris Shaw Jr., as Personal Representative of the Estate of Savola C. Erhard (aka Savola Nell Erhard), deceased, Shelby County, Alabama Probate Case No. PR-2023-000053**, whose address is 119 Centerpiece Drive, High Point, NC 27265 (hereinafter "Grantor", whether one or more), by **Isaac Cabrera Sanchez and Brittney Cabrera Sanchez**, whose address is 112 Brookhollow Way, Pelham, AL 35124 (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 **Isaac Cabrera Sanchez and Brittney Cabrera Sanchez, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 112 Brookhollow Way, Pelham, AL 35124 to-wit:**

Lot 58, according to the survey of Brookhollow, First Sector, as recorded in Map Book 17 page 103 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Savola Nell Erhard was one and the same person as Savola C. Erhard.

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 \$242,500.00 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.

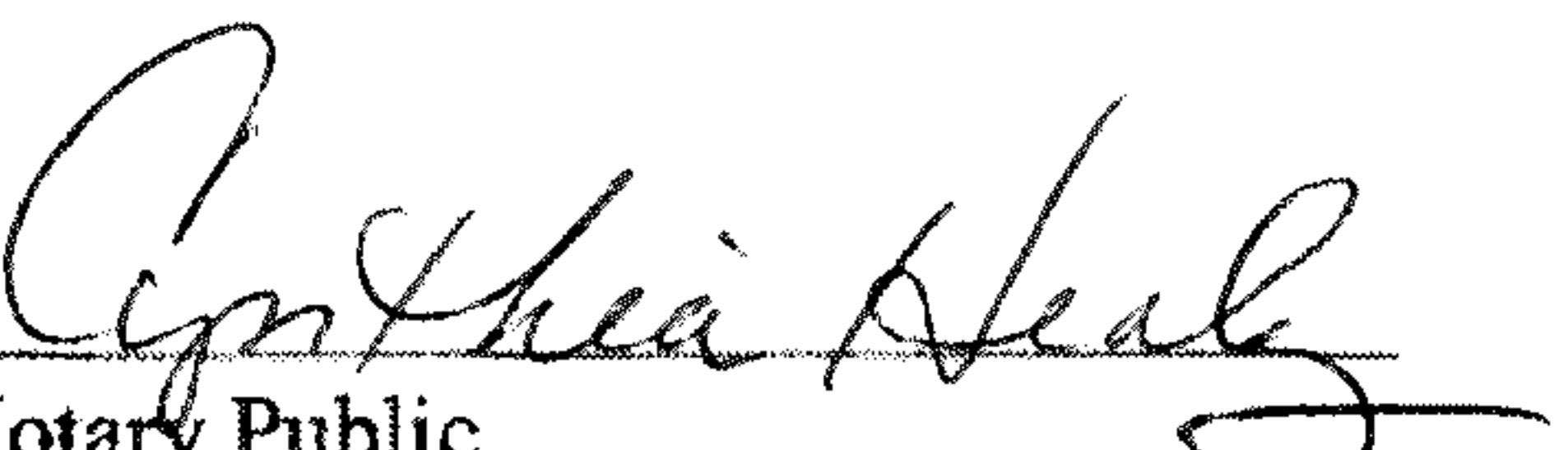
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10 day of May, 2023.

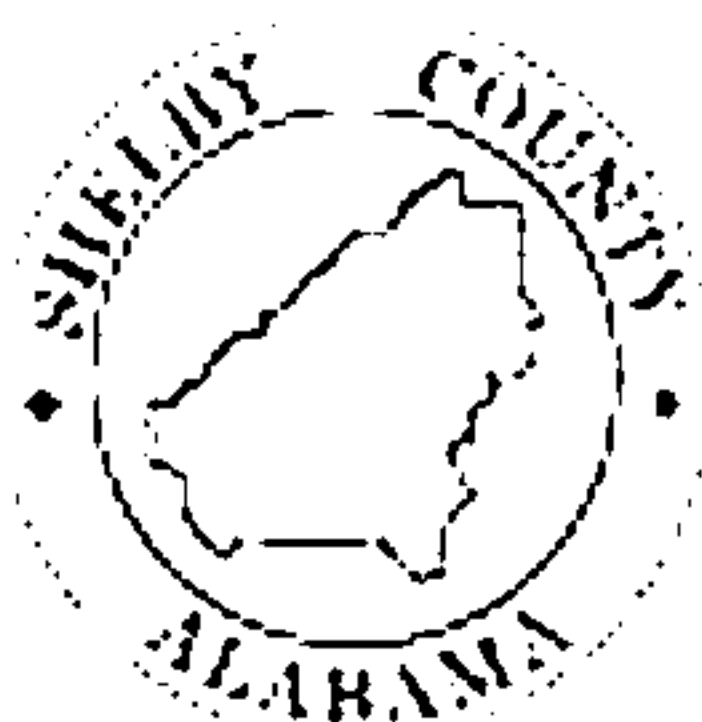
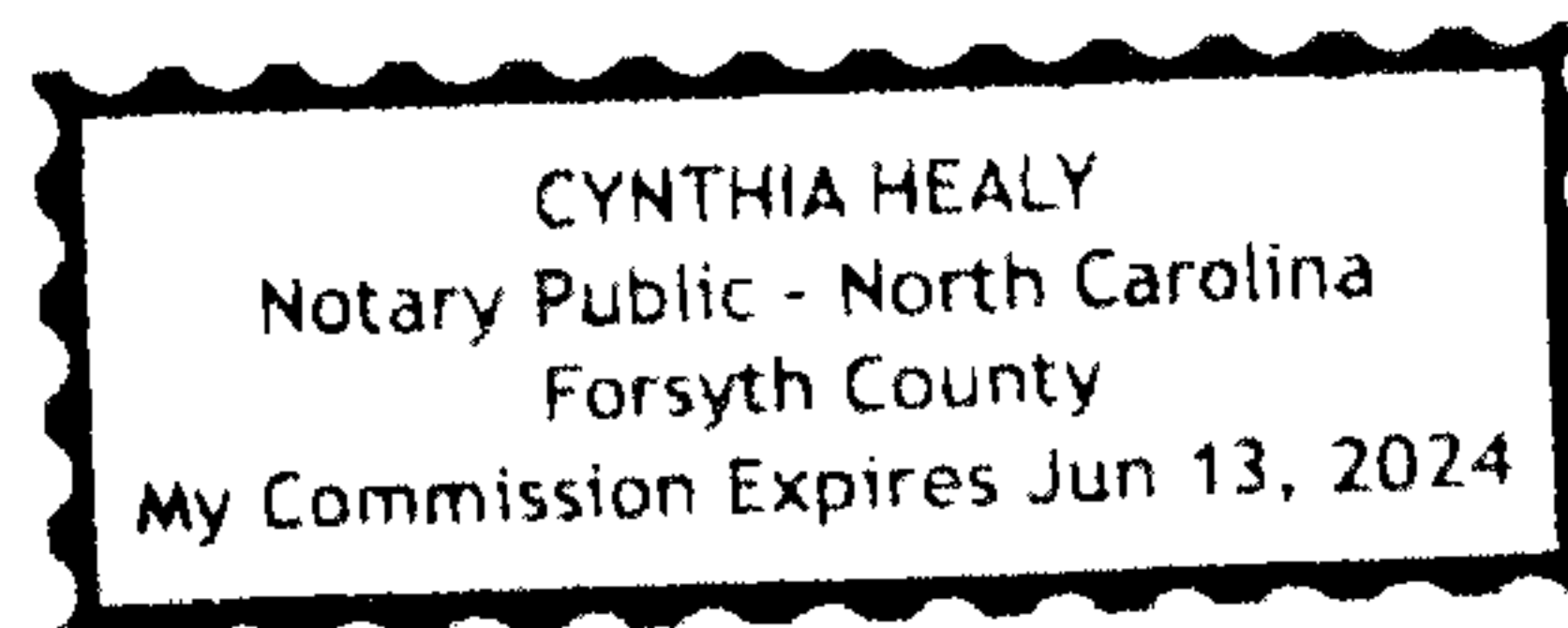

Morris Shaw Jr., as Personal Representative
of the Estate of Savola C. Erhard
(aka Savola Nell Erhard), deceased, Shelby County,
Alabama Probate Case No. PR-2023-000053

STATE OF North Carolina
 COUNTY OF Forsyth

I, the undersigned Notary Public in and for said County and State, hereby certify that **Morris Shaw Jr.**, whose name as Personal Representative of the Estate of Savola C. Erhard (aka Savola Nell Erhard), deceased, Shelby County, Alabama Probate Case No. PR-2023-000053 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, he, in his capacity as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of May, 2023.


 Notary Public
 Print Name: Cynthia Healy
 My Commission Expires: June 13, 2024



File No.: PEL-23-2412

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/12/2023 11:40:12 AM
 \$32.50 JOANN
 20230512000141320

Allen S. Bayl e 2 of 2