

Send Tax Notice to:
Jose de la Luz Duarte Cabada and
Maria Eva Guerrero de Duarte
867 Camp Branch Road
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-9293**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$349,900.00)** 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 **Stephanie V. Grissom and Terry D. Grissom, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

609 Shelby Farms Pl, Alabaster, Al 35007

by **Jose de la Luz Duarte Cabada and Maria Eva Guerrero de Duarte (herein referred to as "Grantee," whether one or more)**, whose mailing address is

867 Camp Branch Road, 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 **867 Camp Branch Road, Alabaster, AL 35007**, 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.

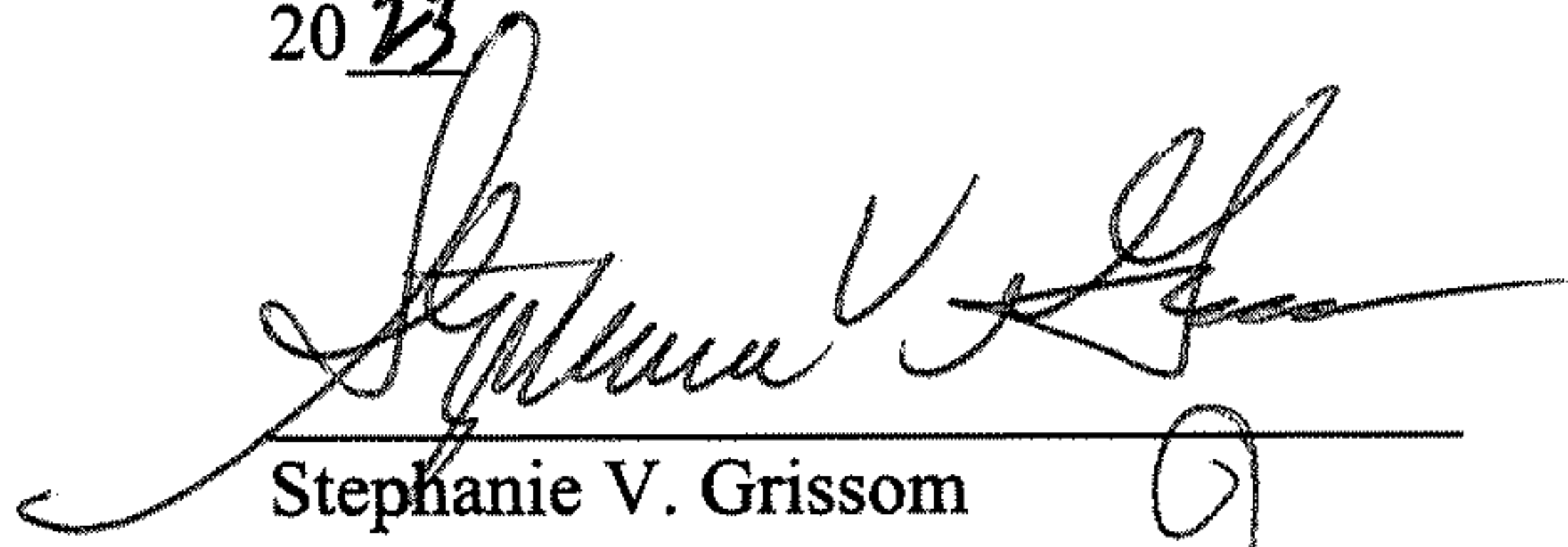
MINING AND MINERAL RIGHTS EXCEPTED.

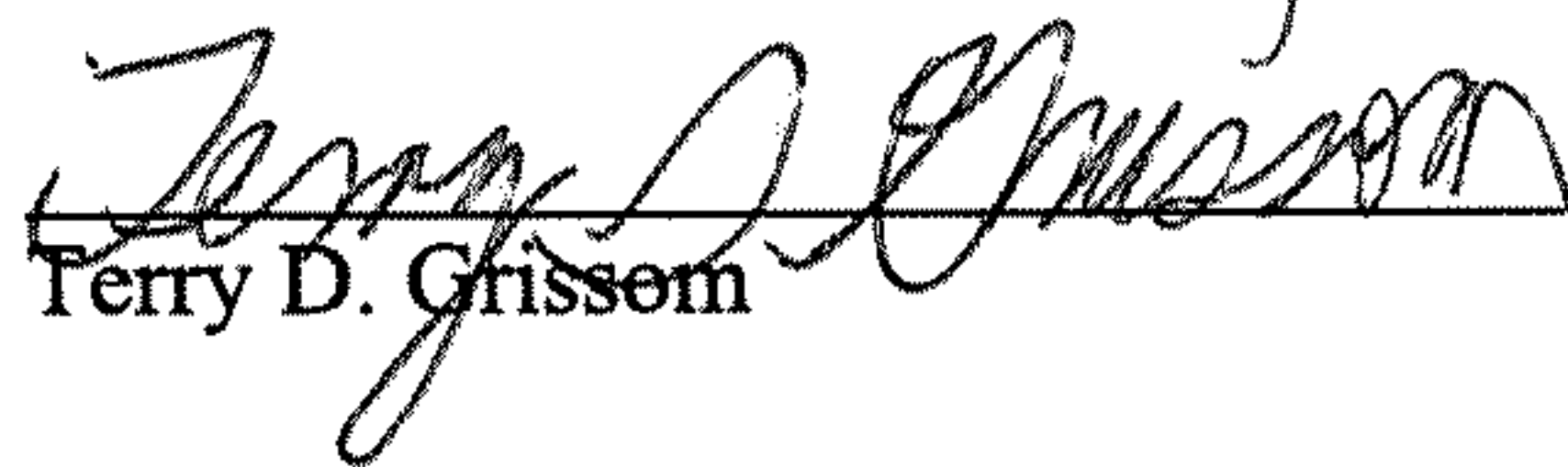
\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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(we) have hereunto set my(our) hand(s) and seal(s), this 19 day of May, 2023

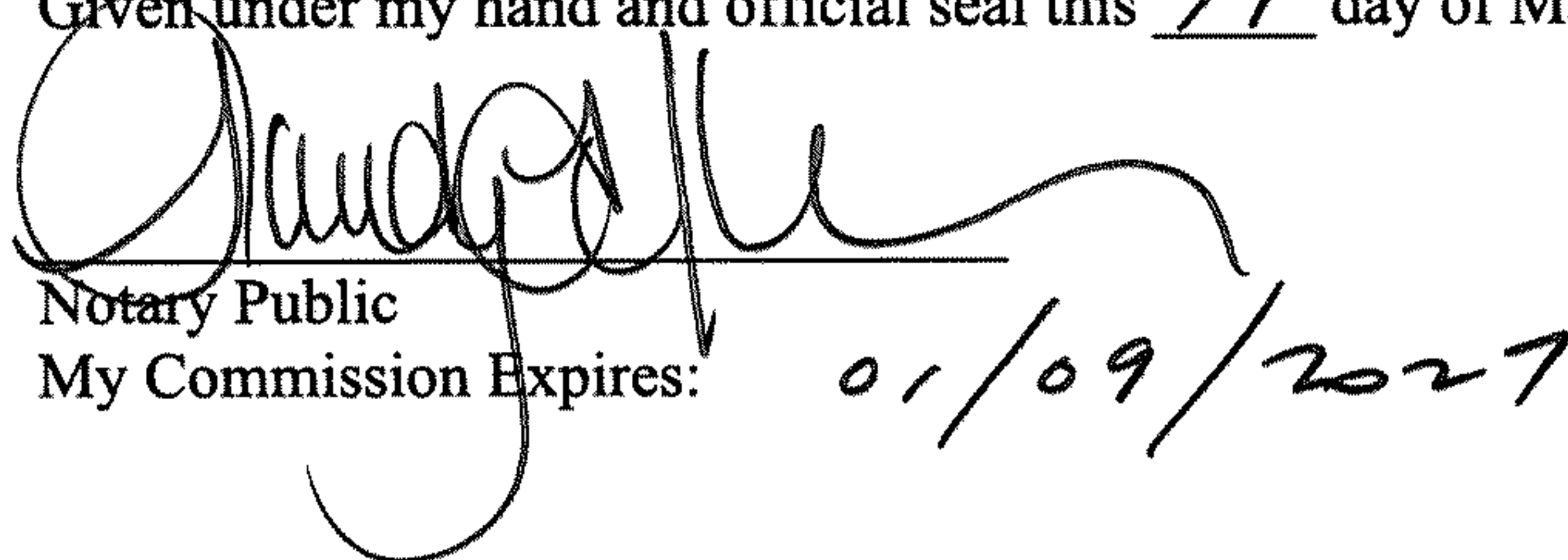

Stephanie V. Grissom


Terry D. Grissom

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Stephanie V. Grissom, and Terry D. Grissom 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 19 day of May, 2023.


Notary Public
My Commission Expires: 01/09/2027

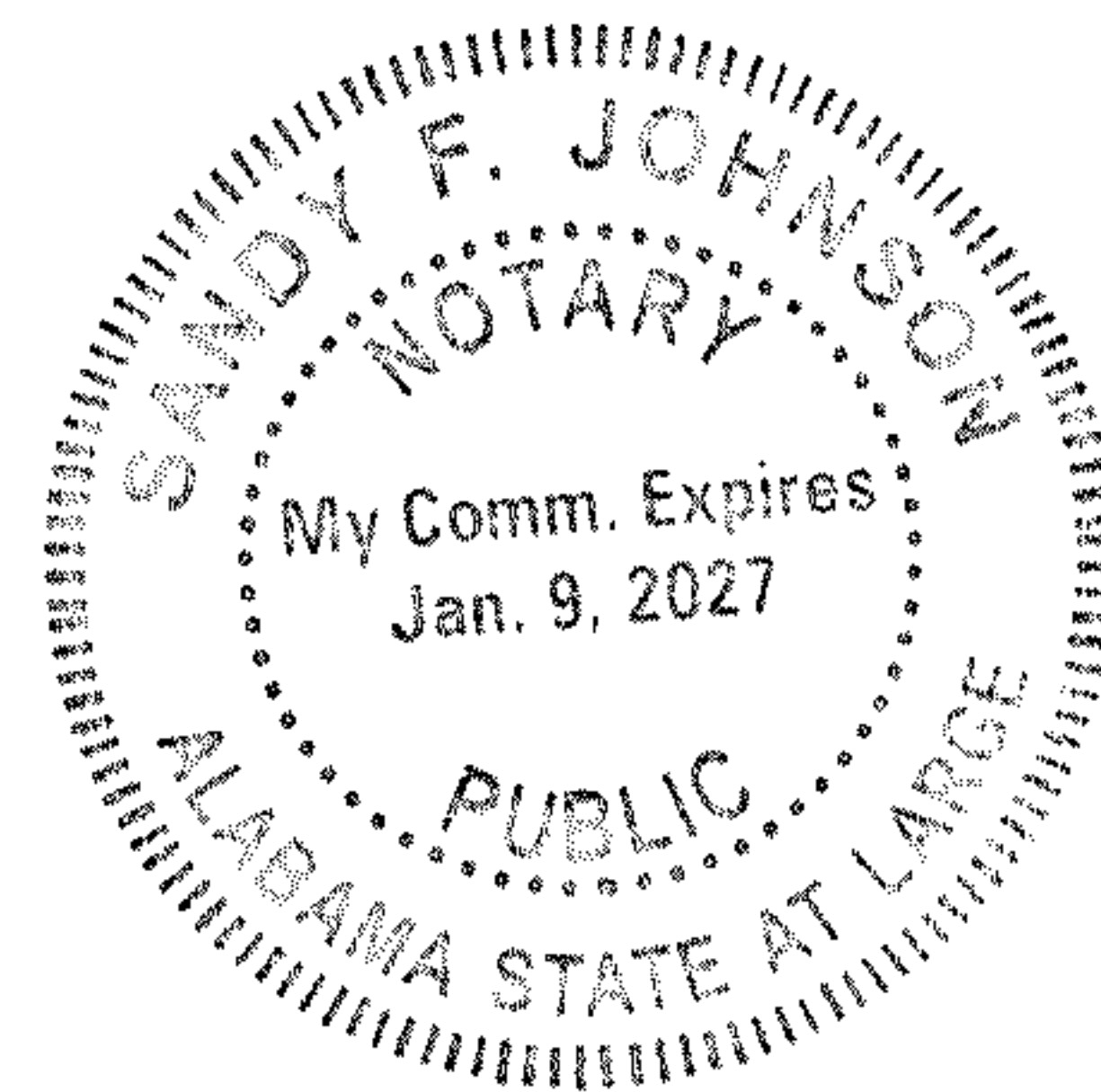


EXHIBIT A**Property 1:**

Lot 1-A, Seale Subdivision, as recorded in Map Book 30, Page 68, Probate Office, Shelby County, Alabama, being more particularly described as follows: Commence at the NW corner of NW 1/4 of the SW 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 1 degree 0 minutes 10 seconds East a distance of 234.31 feet to the Point of Beginning; thence South 1 degree 4 minutes 30 seconds East a distance of 114.50 feet; thence South 89 degrees 0 minutes 47 seconds East a distance of 743.97 feet to the westerly right of way of Camp Branch Road; thence North South 5 degrees 13 minutes 42 seconds West along said right of way a distance of 117.89 feet; thence North 89 degrees 12 minutes 38 seconds West and leaving said right of way a distance of 733.29 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/23/2023 03:43:51 PM
\$378.00 BRITTANI
20230523000154640

Allen S. Bayl