

Send Tax Notice to:
Glenda D. Goicochea and Elvy Jario
Goicochea
52685 Hwy 25
Vandiver, AL 35176

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-5670

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FORTY SEVEN THOUSAND AND 00/100 (\$147,000.00)** 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

Peggy Dyer, formerly known as Peggy Whitfield Bearden, a married woman (herein referred to as "Grantor," whether one or more), whose mailing address is

9743 Impala Drive, Foley, AL 36535

by **Glenda D. Goicochea and Elvy Jario Goicochea (herein referred to as "Grantee," whether one or more),** whose mailing address is

52685 Hwy 25, Vandiver, AL 35176

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 **52685 Highway 25, Vandiver, AL 35176**, 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.

\$117,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

The above described property contains a 2007 Cavalie Englwood Double Wide Mobile Home, VIN Number: CV07AL0459938A/B.

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 8 day of May, 2023.

Peggy Dyer
Peggy Dyer

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned Notary Public in and for said County and State, hereby certify that Peggy Dyer 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 8 day of May, 2023.

Clara L. Hayes
Notary Public
My Commission Expires: 4/1/2026

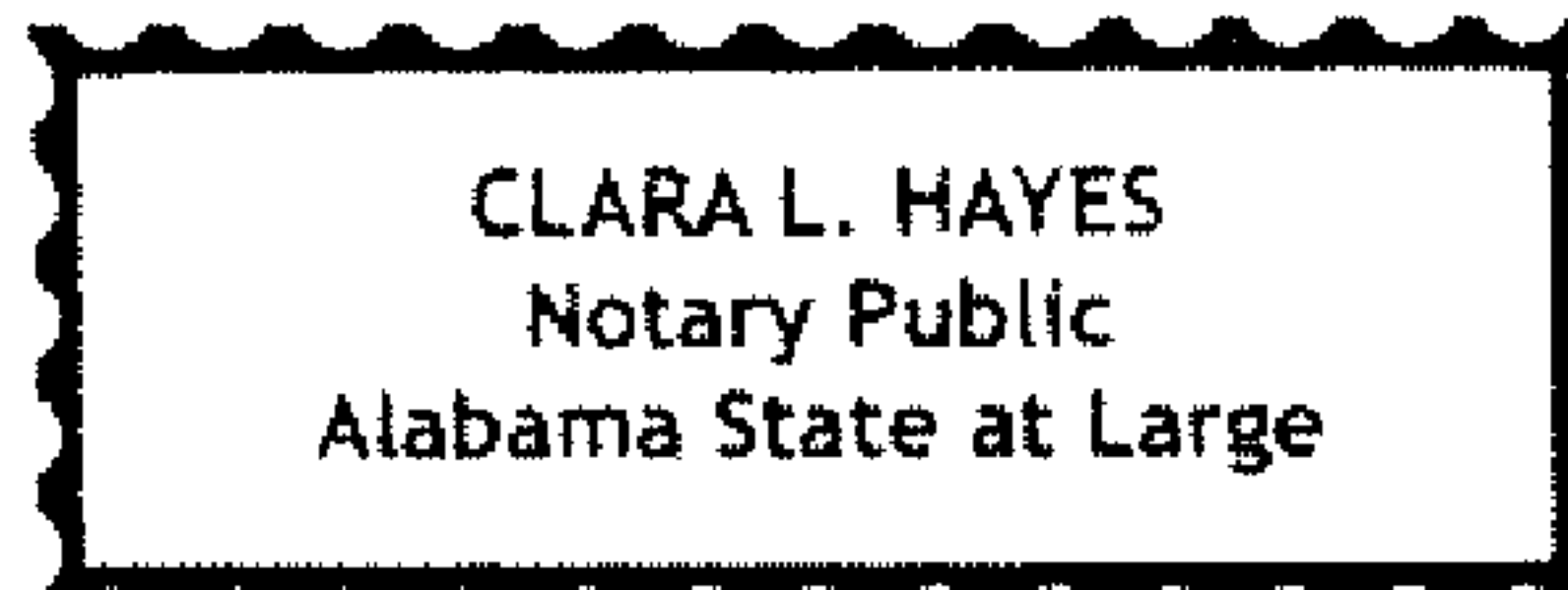


EXHIBIT A

Property 1:

Lot 1 and Lot 2, according to Whitfield Subdivision, as recorded in Map Book 57, Page 30 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
07/06/2023 02:58:15 PM
\$57.50 JOANN
20230706000201750

Allen S. Bayal