

Send Tax Notice to:
Luis Enrique Navarro Romero and
Rosalia Lou Navarro
983 Highway 95
Helena, AL 35080

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

File: **PEL-23-9444**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$135,000.00)** 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 **Amanda Sensabaugh Perry, a married woman, who was Formerly Known As Amanda Sensabaugh, Individually and as Personal Representative of The Estate of Sharon Ione Garrett, deceased, Case No. PR-2023-000203, (herein referred to as "Grantor," whether one or more),** whose mailing address is

718 Pineview Road, Irondale, AL 35210

by **Luis Enrique Navarro Romero and Rosalia Lou Navarro (herein referred to as "Grantee," whether one or more),** whose mailing address is

983 Higheay 95, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **111 Oliver Street, Pelham, AL 35124,** 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.

Sharon Ione Garrett was the surviving grantee of those deeds recorded at Instrument No. 20031016000692900 and Instrument No. 20031016000692910. The other grantee, Edith Susan Brown, died on or about November 27, 2001.

The property herein conveyed does not represent the homestead of Amanda Sensabaugh Perry, nor that of her spouse, neither is it contiguous hereto.

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 24 day of July, 2023.

The Estate of Sharon Ione Garrett, deceased, Case No. PR-2023-000203

By: [Signature]
Amanda Sensabaugh Perry, Personal Representative

[Signature]
Amanda Sensabaugh Perry

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Amanda Sensabaugh Perry, Individually, and Amanda Sensabaugh Perry, Personal Representative**, whose name(s) as **Personal Representative(s)** of **The Estate of Sharon Ione Garrett, deceased, Case No. PR-2023-000203**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **The Estate of Sharon Ione Garrett, deceased, Case No. PR-2023-000203**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of July, 2023.

[Signature]
Notary Public

Sandy F. Johnson
Printed Name

My Commission Expires: 01/09/2027



EXHIBIT A

Property 1:

Lot 1 and Lot 2, according to the Survey of Blueberry Estates, as recorded in Map Book 5, Page 72, 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
07/26/2023 12:32:33 PM
\$165.00 BRITTANI
20230726000223450

Allen S. Bayl