

SEND TAX NOTICE TO:

O'Dell Traylor
133 Rock Terrace Circle
Helena, AL 35080

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 **THREE HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$382,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jose Pablo Pimentel Campos and Nayeli Anayansi Chavez Cazales, husband and wife**, whose address is 2006 Hampton Park Drive, Hoover, AL 35216 (hereinafter "Grantor", whether one or more), by **O'Dell Traylor**, whose address is 133 Rock Terrace Circle Helena AL. 35080 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 133 Rock Terrace Circle, Helena, AL 35080 to-wit:**

Lot 54, Creekview Sector 1, according to the map or plat thereof, recorded in Plat Book 50, Page 100, in the Office of the Judge of Probate of Shelby County, Alabama.

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 \$375,571.00 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 28th day of August, 2023.


Jose Pablo Pimentel Campos
Jose Pablo Pimentel Campos

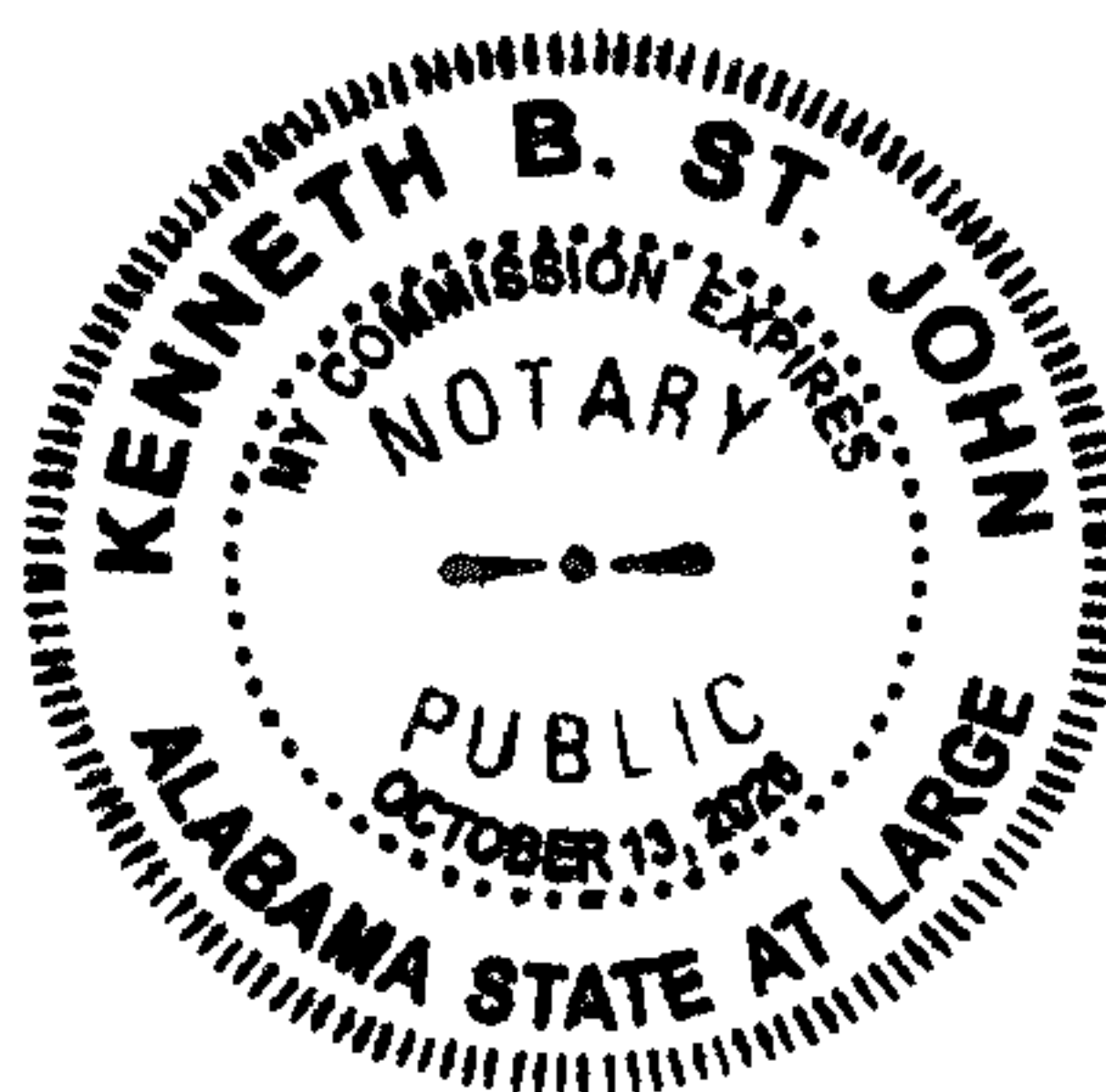
Nayeli Anayansi Chavez Cazales
Nayeli Anayansi Chavez Cazales

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jose Pablo Pimentel Campos and Nayeli Anayansi Chavez Cazales whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2023.


 Notary Public : **Kenneth B. St. John**
 My Commission Expires: **10/13/2026**



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/28/2023 01:22:35 PM
 \$32.00 PAYGE
 20230828000258660

Allen S. Bayl