

**SEND TAX NOTICE TO:**

Charles E. Travis, II and Miriam A. Travis  
240 Wilson Dr.  
Montevallo, AL 35115

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 THIRTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$334,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Amada L. Lemus Recinos, a married woman**, whose address is 348 Lane Park Trl., Maylene, AL 35114, (hereinafter "Grantor", whether one or more), by **Charles E. Travis, II and Miriam A. Travis**, whose address is PO Box 189, Calera, AL 35040, (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 240 Wilson Dr., Montevallo, AL 35115**, to-wit:

**Lots 14 and 16, according to the Survey of Wilson Subdivision No. 1, as recorded in Map Book 3 Page 62, 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 \$345,951.00 executed and recorded simultaneously herewith.

This property does not constitute the homestead of the grantor nor her spouse.

**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.

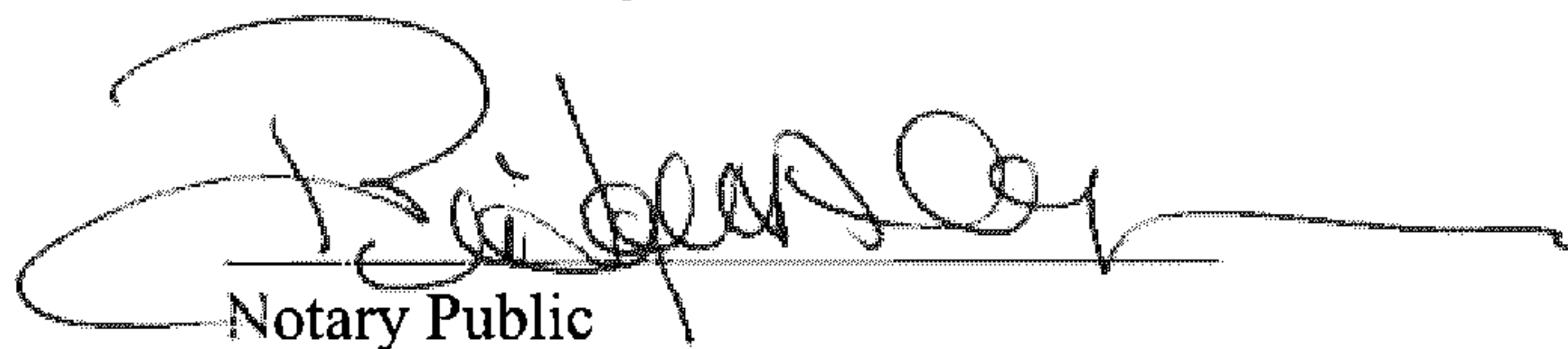


**Amada L. Lemus Recinos**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

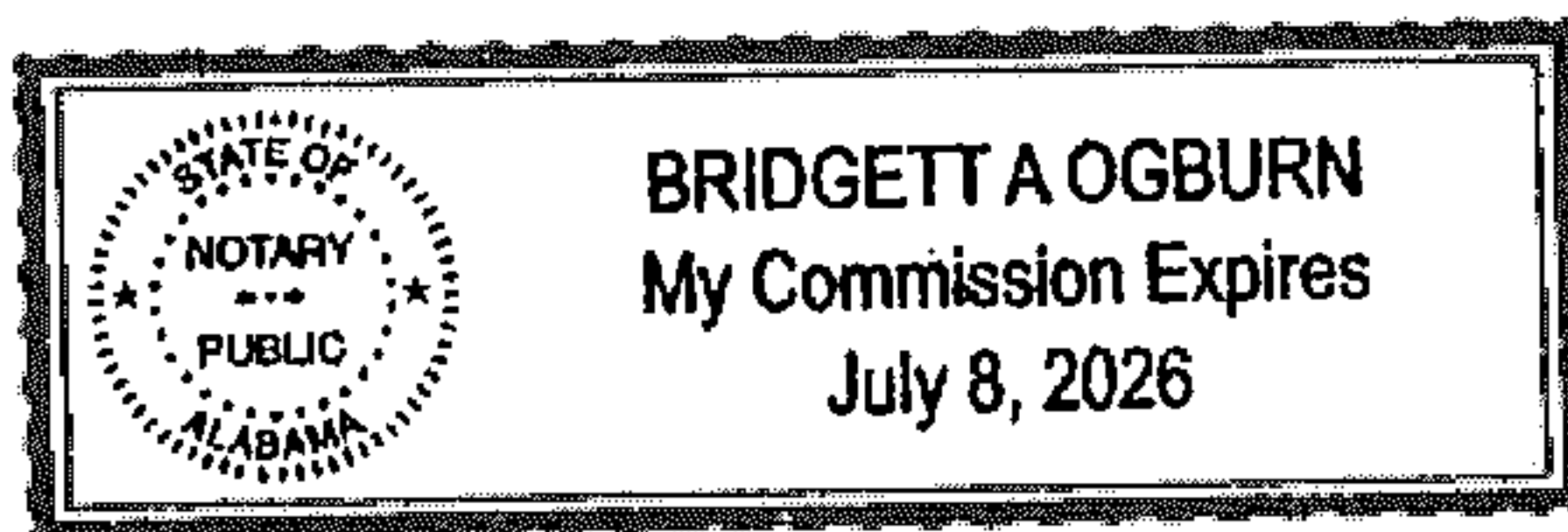
I, the undersigned Notary Public in and for said County and State, hereby certify that Amada L. Lemus Recinos whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

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



Notary Public

My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/28/2023 02:23:40 PM  
\$26.00 CHARITY  
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