

SEND TAX NOTICE TO:

Yolanda Fernandez and Reinel Brito
290 Stoney Trl
Maylene, AL 35114

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 **ONE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$140,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Christopher Lawrence Dollar, an unmarried man**, whose address is 1200 Joey Circle, Mount Olive, AL 35117, (hereinafter "Grantor", whether one or more), by **Yolanda Fernandez and Reinel Brito**, whose address is 290 Stoney Trl, Maylene, AL 35114 (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 **Yolanda Fernandez and Reinel Brito, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1348 Brown Circle, Alabaster, AL 35007 to-wit:**

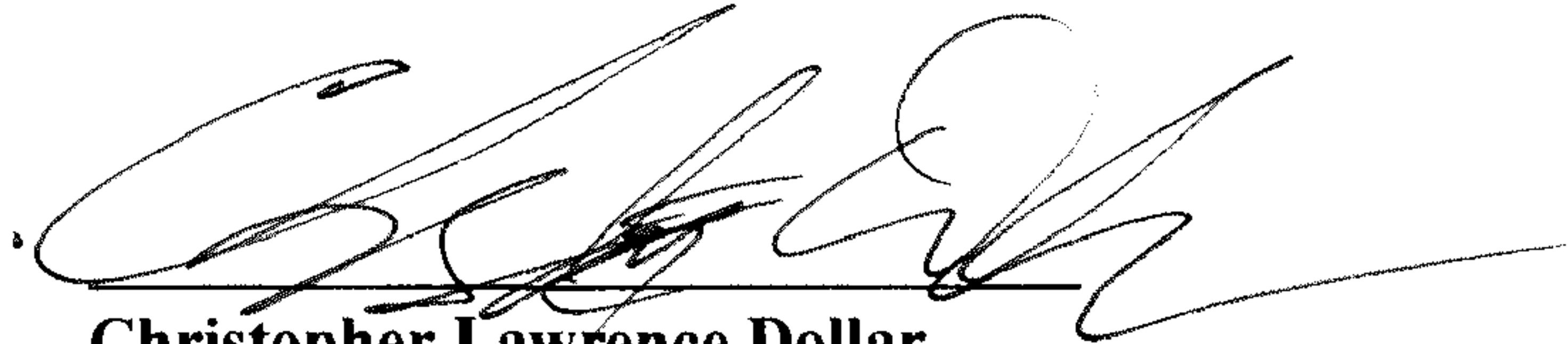
Lot 19, Block 2, according to the Map of Sector Two of the Resurvey of George's Subdivision of Keystone, as recorded in Map Book 4, Page 11, in the Probate Office of Shelby County, Alabama.

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 \$0.00 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.

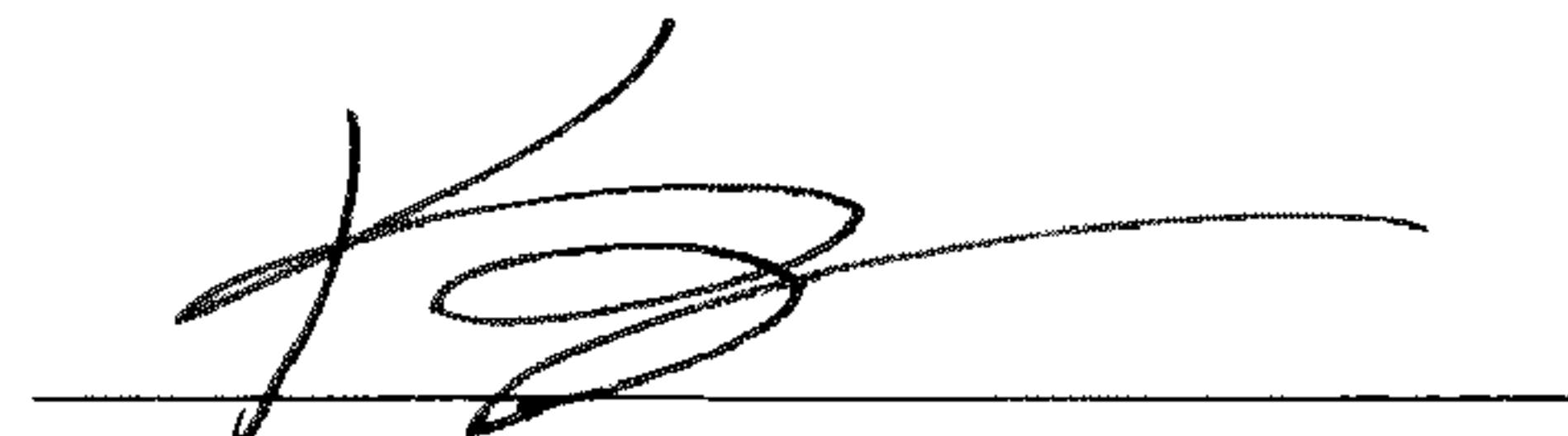
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of August, 2023.

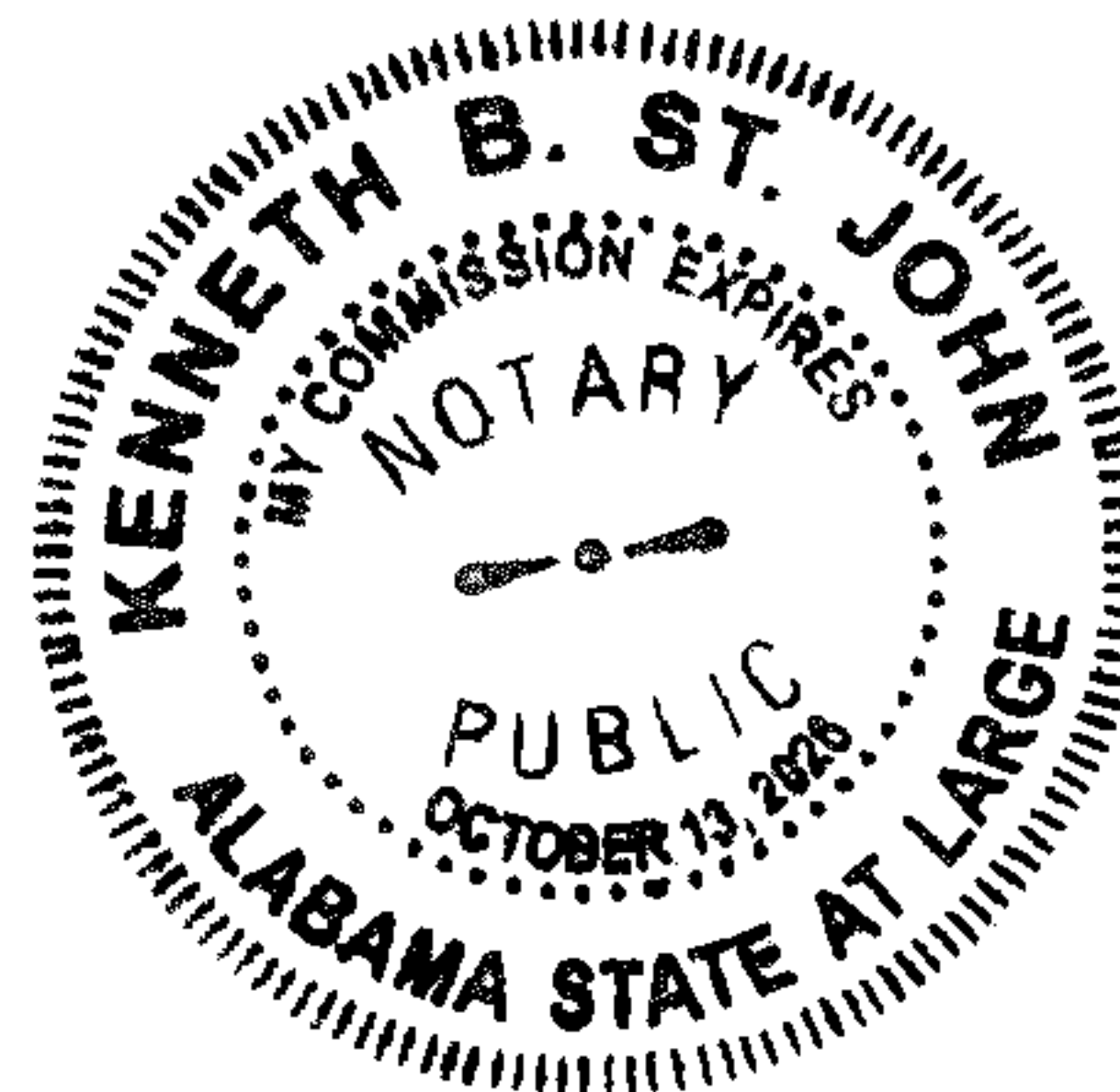

Christopher Lawrence Dollar

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher Lawrence Dollar, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2023.


Notary Public
Printed Name: *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
09/01/2023 08:40:09 AM
\$165.00 PAYGE
20230901000264870

Alicia S. Bayl