

Send tax notice to:
JESUS JR MARTINEZ LEDEZMA
873 SAVANNAH LANE
CALERA, AL, 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2023290T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BETHANY STRICKLIN MARLING FKA BETHANY S STRICKLIN and ANDREW MARLING, WIFE AND HUSBAND** whose mailing address is: 6017 HWY-39, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **JESUS JR MARTINEZ LEDEZMA** whose property address is: **873 SAVANNAH LANE, CALERA, AL, 35040** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the survey of Savannah Pointe, Sector II, Phase IV, as recorded in Map Book 29, page 45, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Savannah Pointe, Sector II, Phase IV, as recorded in Map Book 29, page 45, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

\$229,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Bethany Stricklin Marling and Bethany S Stricklin are one and the same person.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of September, 2023.


BETHANY STRICKLIN MARLING


ANDREW MARLING

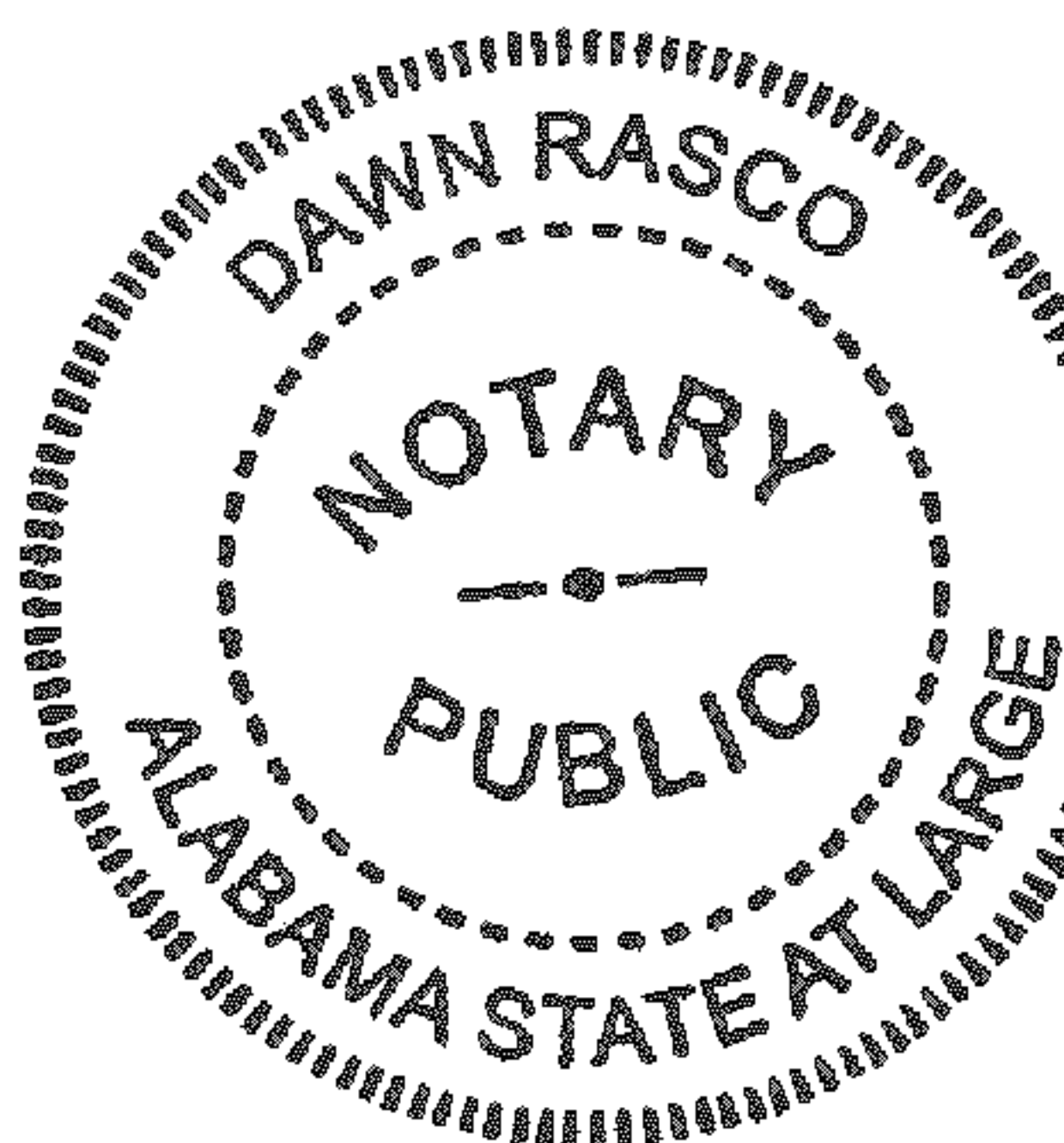
Allen S. Bayl


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2023 11:48:27 AM
\$36.50 JOANN
20230927000289510

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANDREW MARLING whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of September, 2023.

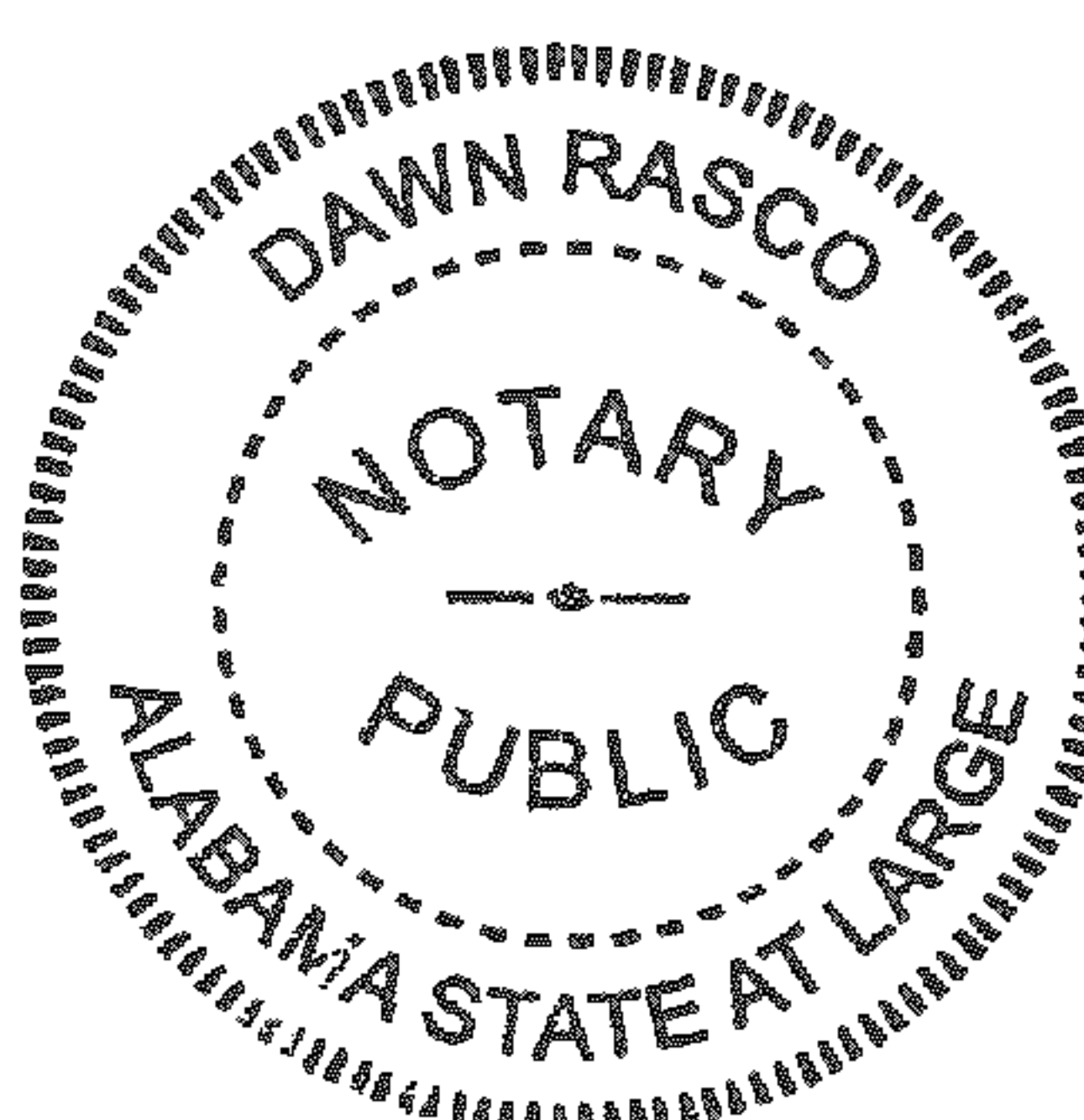




Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/23/2024

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BETHANY STRICKLIN MARLING whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of September, 2023.




Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/23/2024