

Send Tax Notice to:

**Roberto Martinez Hernandez**  
4451 Highway 22  
Montevallo, AL 35115

[Space Above This Line for Recording Data]

## **WARRANTY DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS**, that in consideration of **One Hundred Eighty-two Thousand, Five Hundred and 00/100 Dollars (\$182,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Jill Wicknick, Personal Representative of the Estate of Stefan Brent Forrester, Shelby County Probate Case No. PR-2023-000974** (herein referred to as grantor, whether one or more) whose mailing address is 205 Cherokee Street Montevallo, AL 35115, hereby grant, bargain, sell and convey unto **Roberto Martinez Hernandez** (herein referred to as grantees) whose mailing address is 4451 Highway 22, Montevallo, AL 35115, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address 729 Bloch Street, Unit B, Montevallo, AL 35115, to wit:

**Lot 1, according to the Survey of Valley Bloch Townhomes, as recorded in Map Book 38, Page 143 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.**

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$182,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantee, and to their heirs and assigns forever, together with every contingent remainder and right of reversion. I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9 day of January, 2024.

The Estate of Stefan Brent Forrester  
Shelby County Probate Case No. PR-2023-000974

[Signature]  
By: Jill Wicknick, Personal Representative

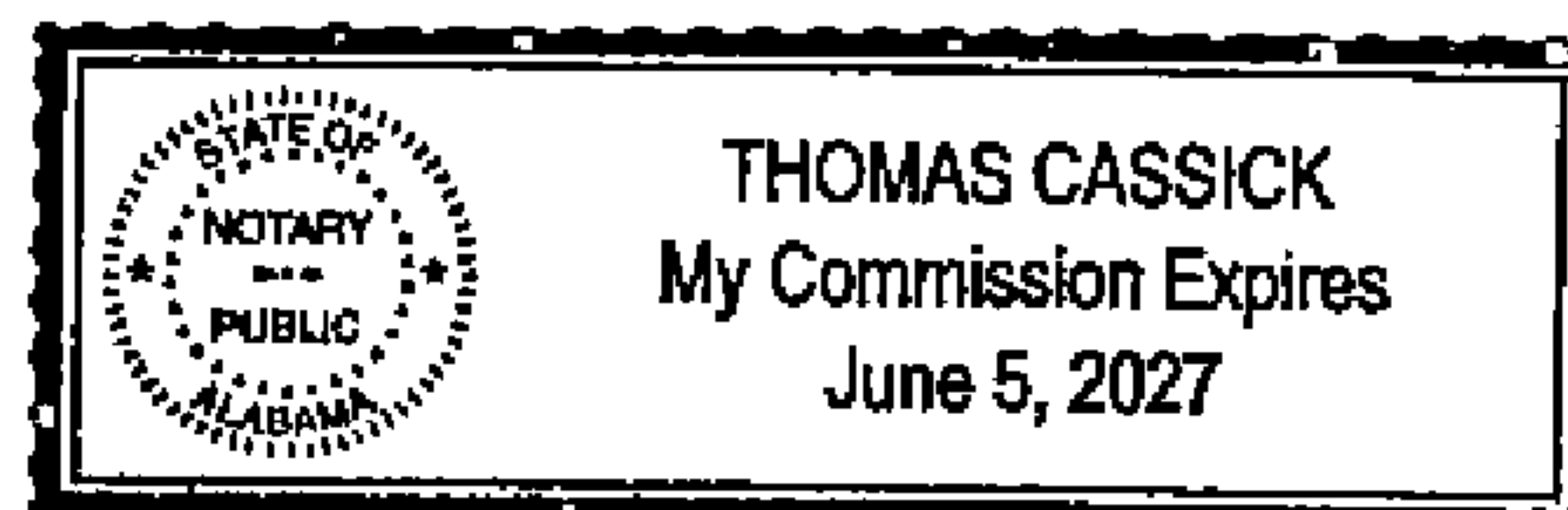
STATE OF ALABAMA  
COUNTY OF Shelby

I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Jill Wicknick, Personal Representative of the Estate of Stefan Brent Forrester, Shelby County Probate Case No. PR-2023-000974**, whose name(s) is/are signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 9 day of January, 2024.

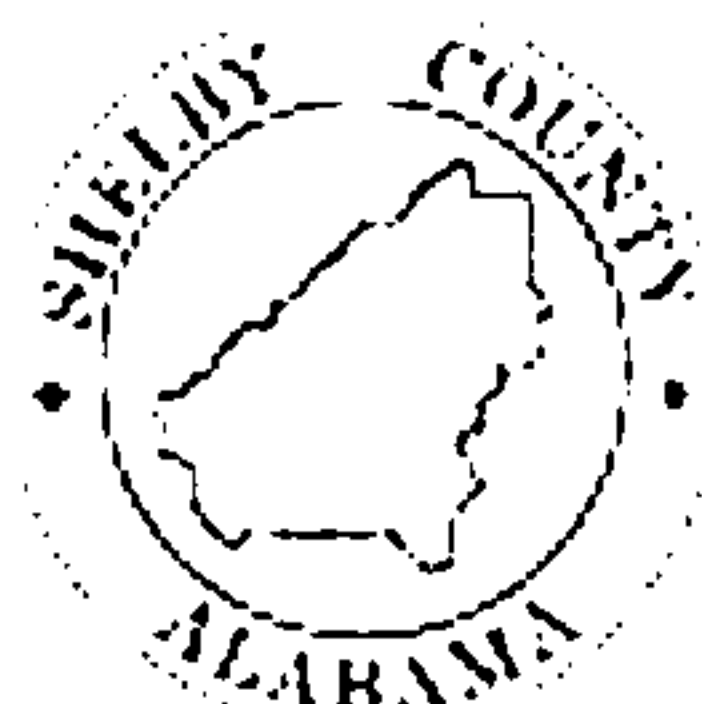
My Commission Expires: 6/5/2027

[Signature]  
Notary Public



(S E A L)

This instrument was prepared by:  
Thomas F. Cassick  
Law Offices of Thomas F. Cassick, LLC  
2226 Williamsburg Drive  
Pelham, AL 35124  
ATB3966



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/10/2024 11:45:56 AM  
\$26.00 JOANN  
20240110000008680

[Signature]