



20240117000012270 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
01/17/2024 12:34:44 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
MATTHEW T. MURPHY
J. CLAY MADDOX, LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
CLANTON, AL 35045
(205)755-1975

WARRANTY DEED

SEND TAX NOTICES TO:

108 Co. Rd 1003
Jemison AL 35085

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred and 0/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTOR, **Ruben Ignacio Rojas Maciel and Jenssy Waleska Rodriguez Jobel**, in hand paid by the GRANTEE, **Ruben Rojas Nieto**, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, in fee simple, the following described real estate situated in Chilton County, Alabama, to wit:

Lot 1 according to the Survey of Hamilton Survey, as recorded in Map Book 35, Page 115, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

Prior Deed Reference: Instrument Number: 20201020000477370.

TO HAVE AND TO HOLD to the said GRANTEE TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs and assigns.

AND THE GRANTOR, do for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, their heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said

Shelby County, AL 01/17/2024
State of Alabama
Deed Tax: \$20.00

premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that we will, and our heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, on this 16th day of January, 2024.

Ruben Ignacio Rojas Maciel
Ruben Ignacio Rojas Maciel
Jenssy Waleska Rodriguez Jobel
Jenssy Waleska Rodriguez Jobel

STATE OF ALABAMA)
COUNTY OF CHILTON)

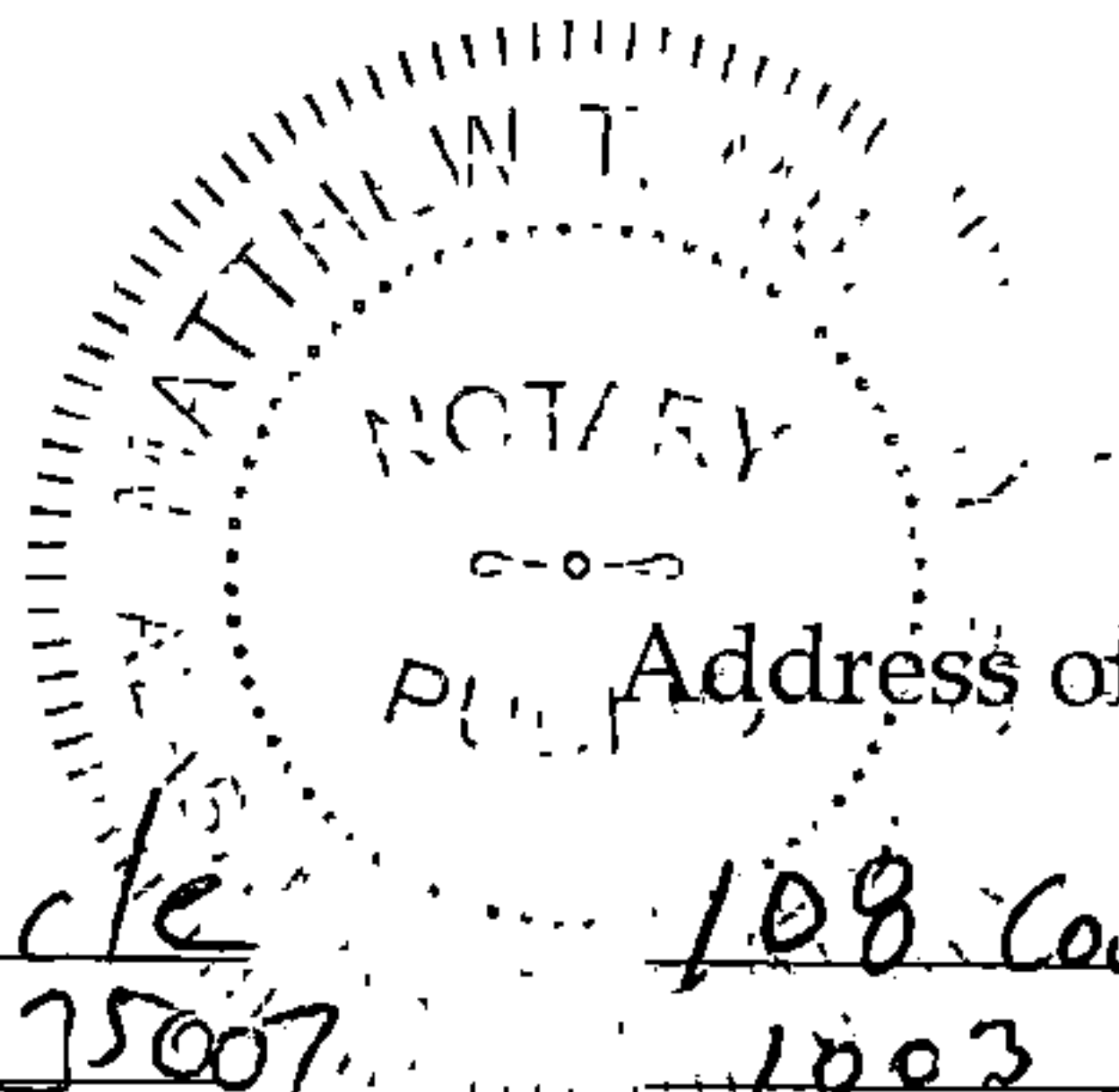
I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify **Ruben Ignacio Rojas Maciel and Jenssy Waleska Rodriguez Jobel**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January, 2024.

Grantor
Address of Grantee:

117 coral circle
Alabaster AL 35007

Real Value: \$20,000.00



Grantee
Address of Grantor:

108 County road
1003 Semison
Al. 35085

NOTARY PUBLIC

My Commission Expires: 12-3-2025

Property Address:

113 Wooten Road
Alabaster AL 35007