

SEND TAX NOTICE TO:

Brenda Guadalupe Torres Gonzalez
707 Cahaba Manor Drive
Pelham, AL 35124

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 **TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ashley Crenshaw FKA Ashley Hughes and Robartto Diemonta Crenshaw, Wife and Husband**, whose address is 2515 Elizabeth Drive, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Brenda Guadalupe Torres Gonzalez**, whose address is 707 Cahaba Manor Drive, Pelham, AL 35124 (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, **Brenda Guadalupe Torres Gonzalez**, the following described real estate situated in Shelby County, Alabama, **the address of which is 707 Cahaba Manor Drive, Pelham, AL 35124 to-wit:**

Lot 48, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Probate Office of Shelby County, Alabama. ALSO, the Southerly 0.65 feet of Lot 47 of said Survey of Cahaba Manor Town Homes, being situated in Shelby County, Alabama.

Ashley Crenshaw is one and the same person as Ashley Hughes, grantee in that certain deed dated 04/21/2010 and recorded on 05/03/2010 as Instrument No. 20100503000135430 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 \$196,377.00 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 17th day of January, 2024.

Ashley Crenshaw
AKA Ashley Hughes
Ashley Crenshaw AKA Ashley Hughes

Robartto Diemonta Crenshaw
Robartto Diemonta Crenshaw

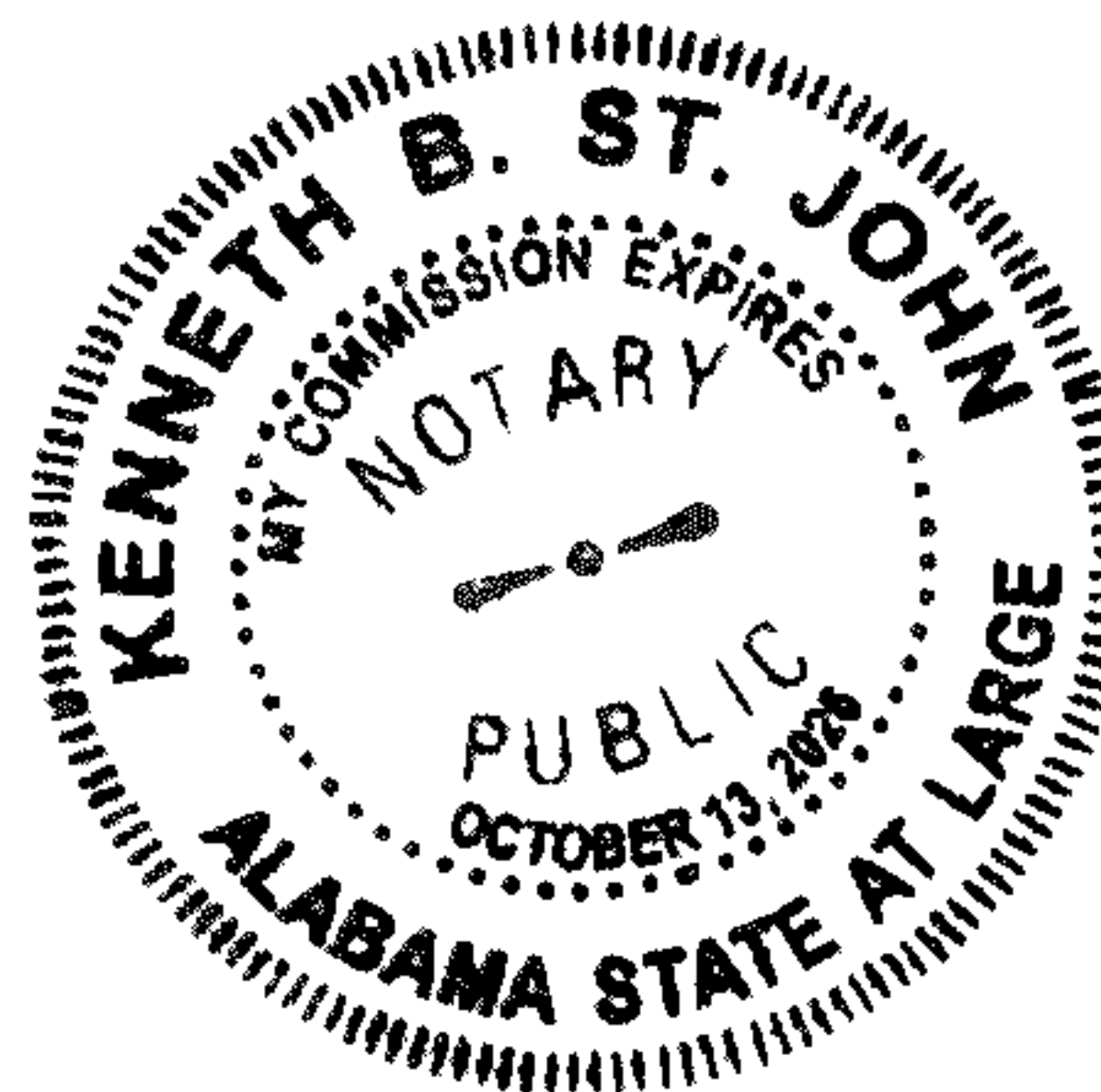
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Ashley Crenshaw FKA Ashley Hughes and Robartto Diemonta Crenshaw, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of January, 2024.

Kenneth B. St. John
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
01/18/2024 10:02:25 AM
\$29.00 PAYGE
20240118000013540

Allie S. Bayl