

SEND TAX NOTICE TO:

Jose Guadalupe Villanueva Mayo and
Yuliana Diaz Vasquez
1 Wilderness Court
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 SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Larry Harvey White, II and Paige Olvey White, husband and wife**, whose address is **1427 13th Street Southwest, Childersburg, AL 35044**, (hereinafter "Grantor", whether one or more), by **Jose Guadalupe Villanueva Mayo and Yuliana Diaz Vasquez**, whose address is **1 Wilderness Court, 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 **Jose Guadalupe Villanueva Mayo and Yuliana Diaz Vasquez, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1 Wilderness Court, Pelham, AL 35124** to-wit:

Lot 24, Block 2, according to the Survey of Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5, Page 127, in the Probate Office of Shelby County, Alabama.

Larry Harvey White, II is one and the same person as Larry White.

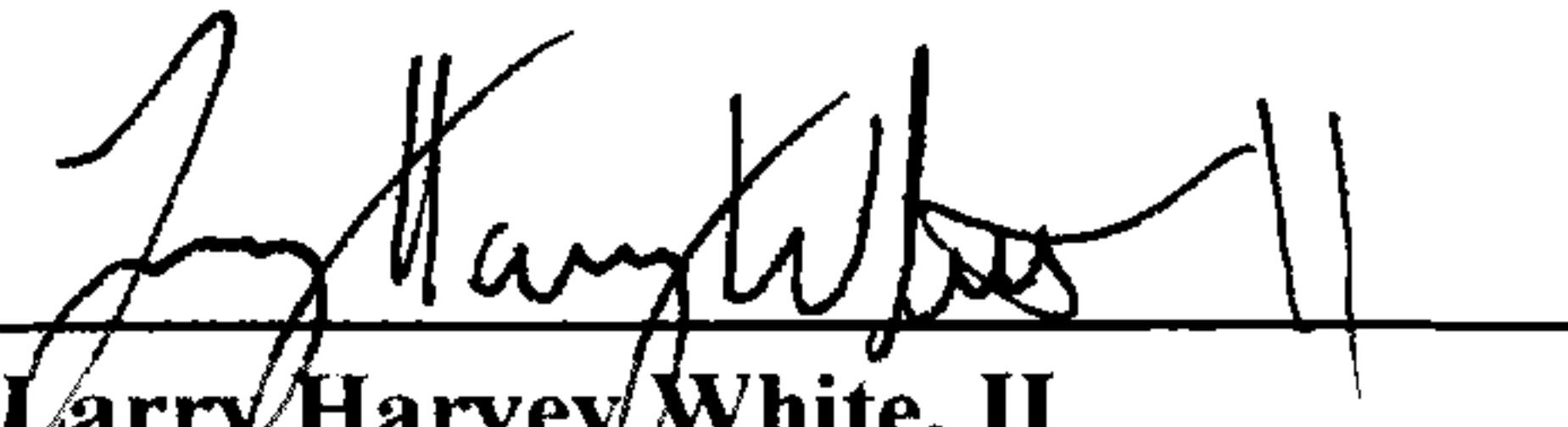
Yuliana Diaz Vasquez is one and the same person as Yuliana Diaz Villaneuva.

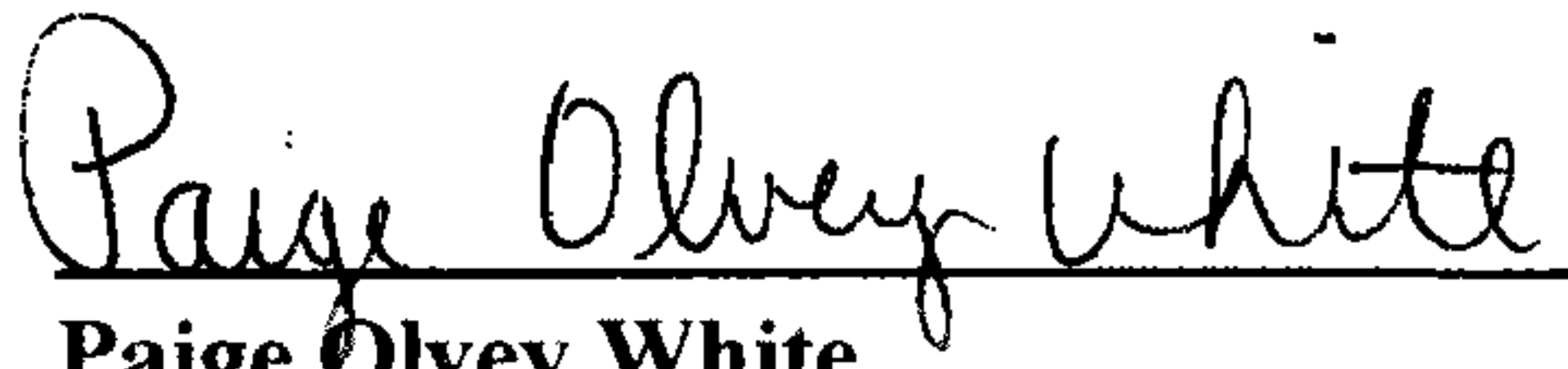
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$220,000.00 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 18th day of January, 2024.

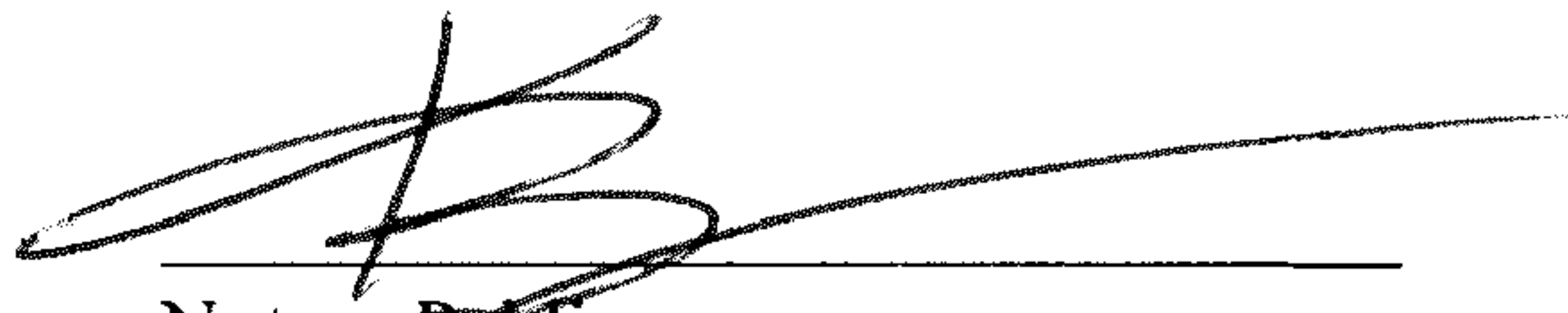

Larry Harvey White, II

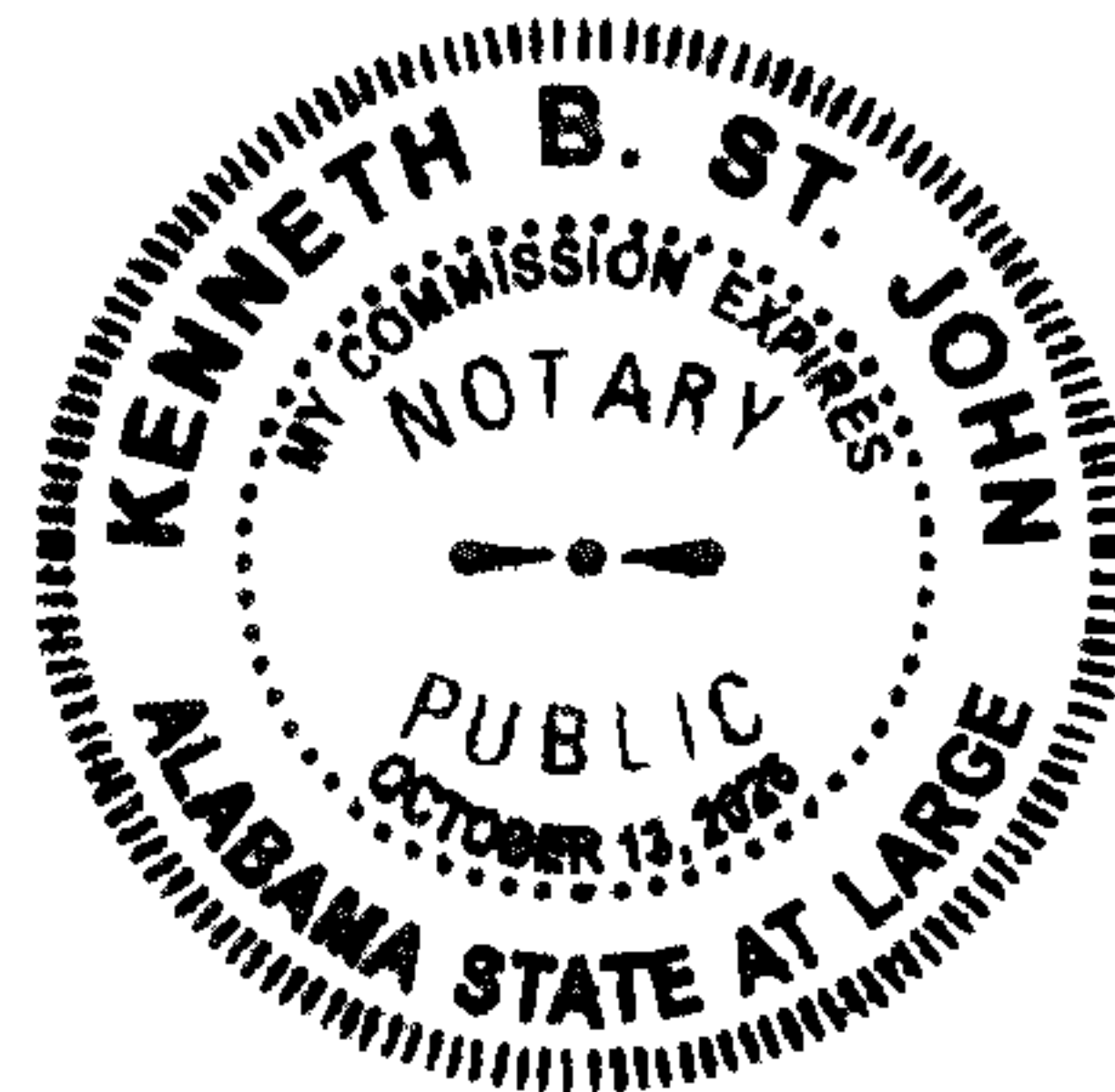

Paige Olvey White

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Larry Harvey White, II and Paige Olvey White, 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 18th day of January, 2024.


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 12:44:55 PM
\$82.00 BRITTANI
20240118000013900

