

**SEND TAX NOTICE TO:**  
Gabriela Marquez and Jose Medina  
100 Coral Circle  
Alabaster, AL 35007

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 **ONE HUNDRED NINETY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$198,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stephanie Dawn Smith, a married woman, Individually, and Stephanie Dawn Smith, as Personal Representative of the Estate of Sandra K. Echols, deceased, Shelby County, Alabama Probate Case No. PR-2020-000288**, whose address is 529 Moss Creek Circle, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Gabriela Marquez and Jose Medina**, whose address is 100 Coral Circle, Alabaster, AL 35007 (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, **Gabriela Marquez and Jose Medina, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **100 Coral Circle, Alabaster, AL 35007 to-wit:**

**Lot 20, Block 7, according to the Survey of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, page 98 in the Probate Office of Shelby County, Alabama.**

**The subject property conveyed herein does not constitute the homestead of the Grantor, Stephanie Dawn Smith, nor the homestead of her respective spouse.**

**Stephanie Dawn Smith is the devisee under the Last Will and Testament of Sandra K. Echols, deceased, Shelby County, Alabama Probate Case No. PR-2020-000288.**

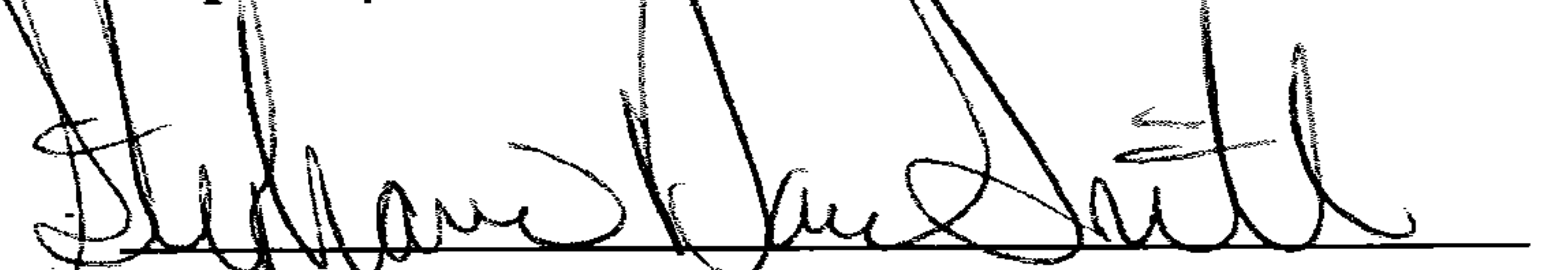
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$158,800.00 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 24<sup>th</sup> day of January, 2024.

  
Stephanie Dawn Smith

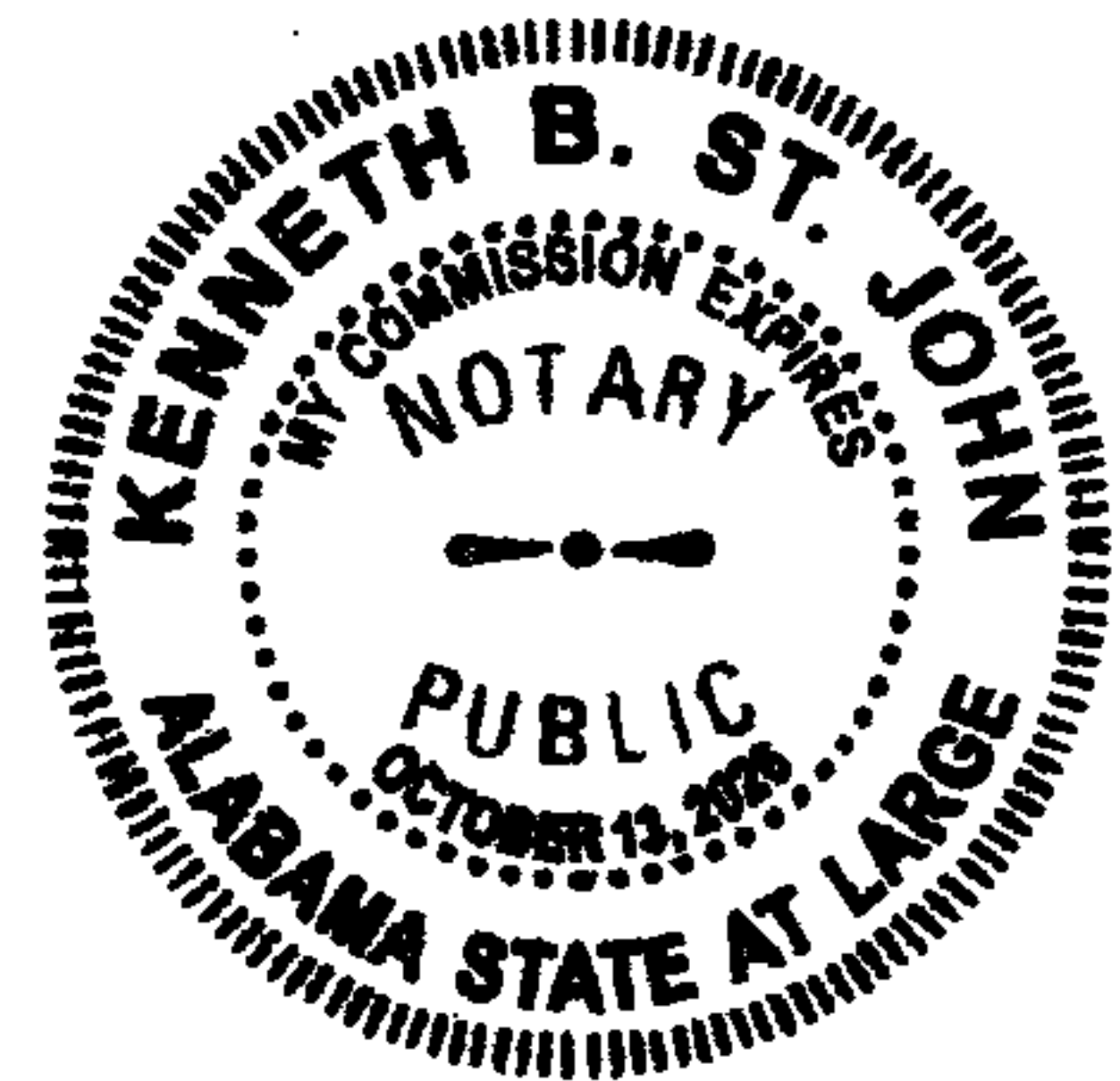
  
Stephanie Dawn Smith, as Personal Representative  
of the Estate of Sandra K. Echols, deceased, Shelby  
County, Alabama Probate Case No. PR-2020-000288

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Stephanie Dawn Smith**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of January, 2024.

  
Notary Public: **Kenneth B. St. John**  
My Commission Expires: **10/13/2026**



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Stephanie Dawn Smith**, whose name as Personal Representative of the Estate of Sandra K. Echols, deceased, Shelby County, Alabama Probate Case No. PR-2020-000288, 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, she, as such Personal Representative and with full authority executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of January, 2024.

  
Notary Public: **Kenneth B. St. John**  
My Commission Expires: **10/13/2026**

