

SEND TAX NOTICE TO:
Ricardo Cruz and Alma Hernandez
5064 Pine Hurst Terrace
Birmingham, AL 35242

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 **EIGHTY THOUSAND AND 00/100 (\$80,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **William O'Neal, a married person**, whose address is 2034 Shadow Oaks Circle, Wilsonville, AL 35186, (hereinafter "Grantor", whether one or more), by **Ricardo Cruz and Alma Hernandez**, whose address is 5064 Pine Hurst Terrace, Birmingham, AL 35242, (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 **Ricardo Cruz, and Alma Hernandez**, the following described real estate situated in Shelby County, Alabama, **the address of which is 0 State Highway 47, Lot 3, Chelsea, AL 35043 to-wit:**

Lot 3, according to the Final Plat of Aaron Clayton Clay O'Neal Subdivision as recorded in Map Book 56, Page 43, Probate Office, 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.

The subject property does not constitute the homestead of the grantor nor their spouse.

Mobile Homes and/or Manufactured Homes are not permitted on the subject property.

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.

Poor Quality

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of January, 2024.

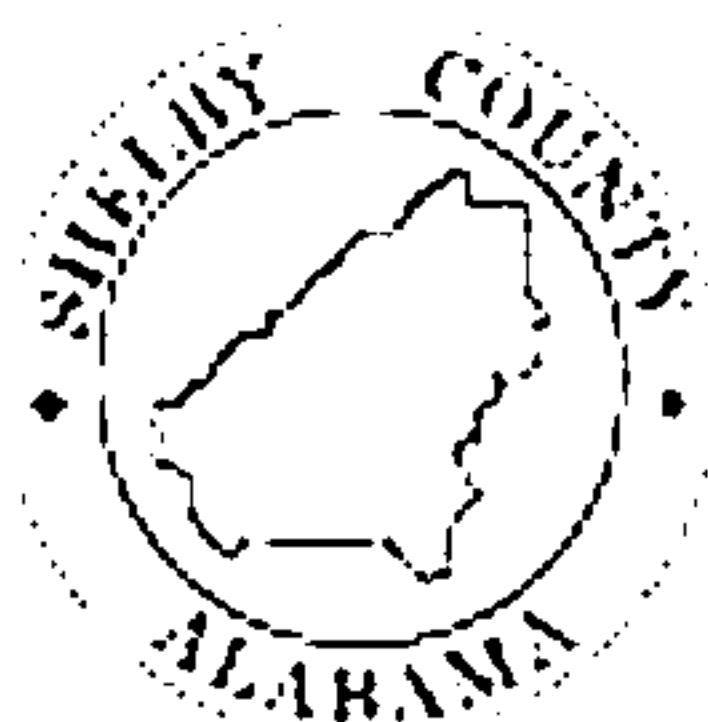
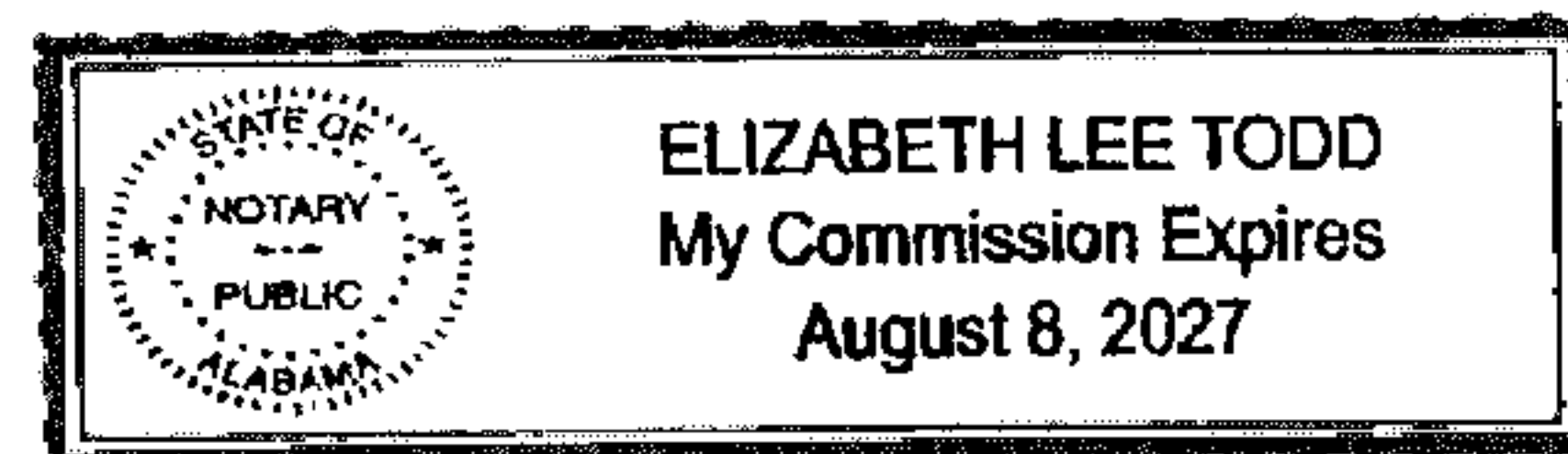
William O'Neal
William O'Neal

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that William O'Neal 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 the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, 2024.

Elizabeth Lee Todd
Notary Public
My Commission Expires: 08/08/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2024 09:37:44 AM
\$105.00 BRITTANI
20240130000022660

Brittani S. Bayl