

**SEND TAX NOTICE TO:**  
Rivas Family Enterprises, LLC  
1374 Jefferson Road  
Demopolis, AL 36732

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 NINETY FIVE THOUSAND AND 00/100 (\$295,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Phillip R. Otwell and Michelle M. Otwell, husband and wife**, whose address is 5393 Pineywood Road, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Rivas Family Enterprises, LLC**, whose address is 1374 Jefferson Road, Demopolis, AL 36732 (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 **Rivas Family Enterprises, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 400 E Milgray, Calera, AL 35040 to-wit:**

**Lot 33, according to the Survey of Southern Hills, Sector 6, Phase 2, as recorded in Map Book 18, page 79 in the Probate Office of Shelby County, Alabama.**

**Phillip R. Otwell is one and the same person as Philip R. Otwell.**

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 \$246,500.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's successors 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 successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16th day of February, 2024.



Phillip R. Otwell

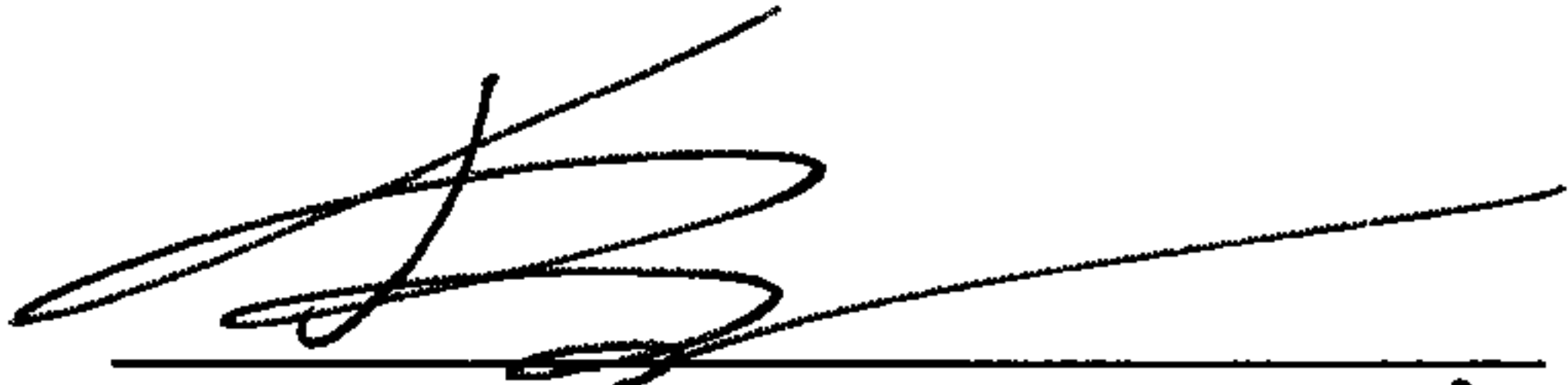


Michelle M. Otwell

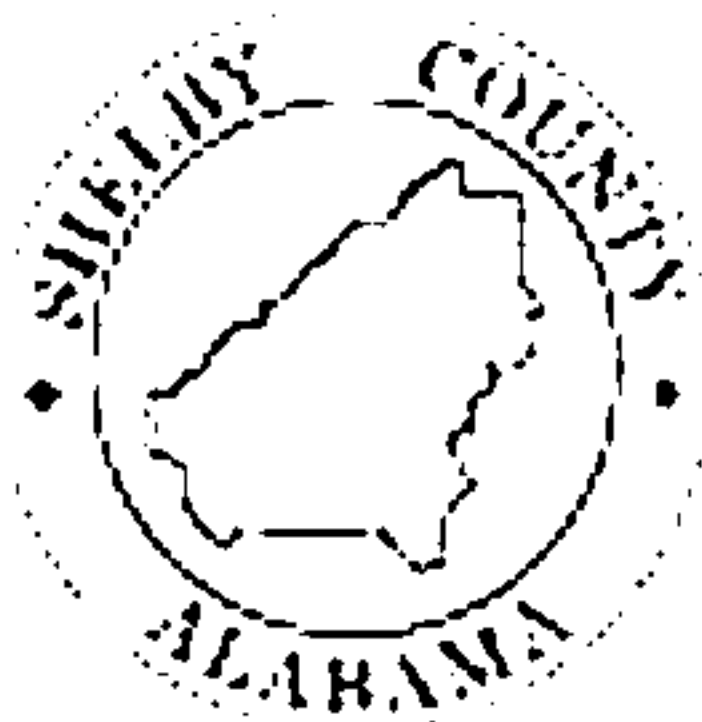
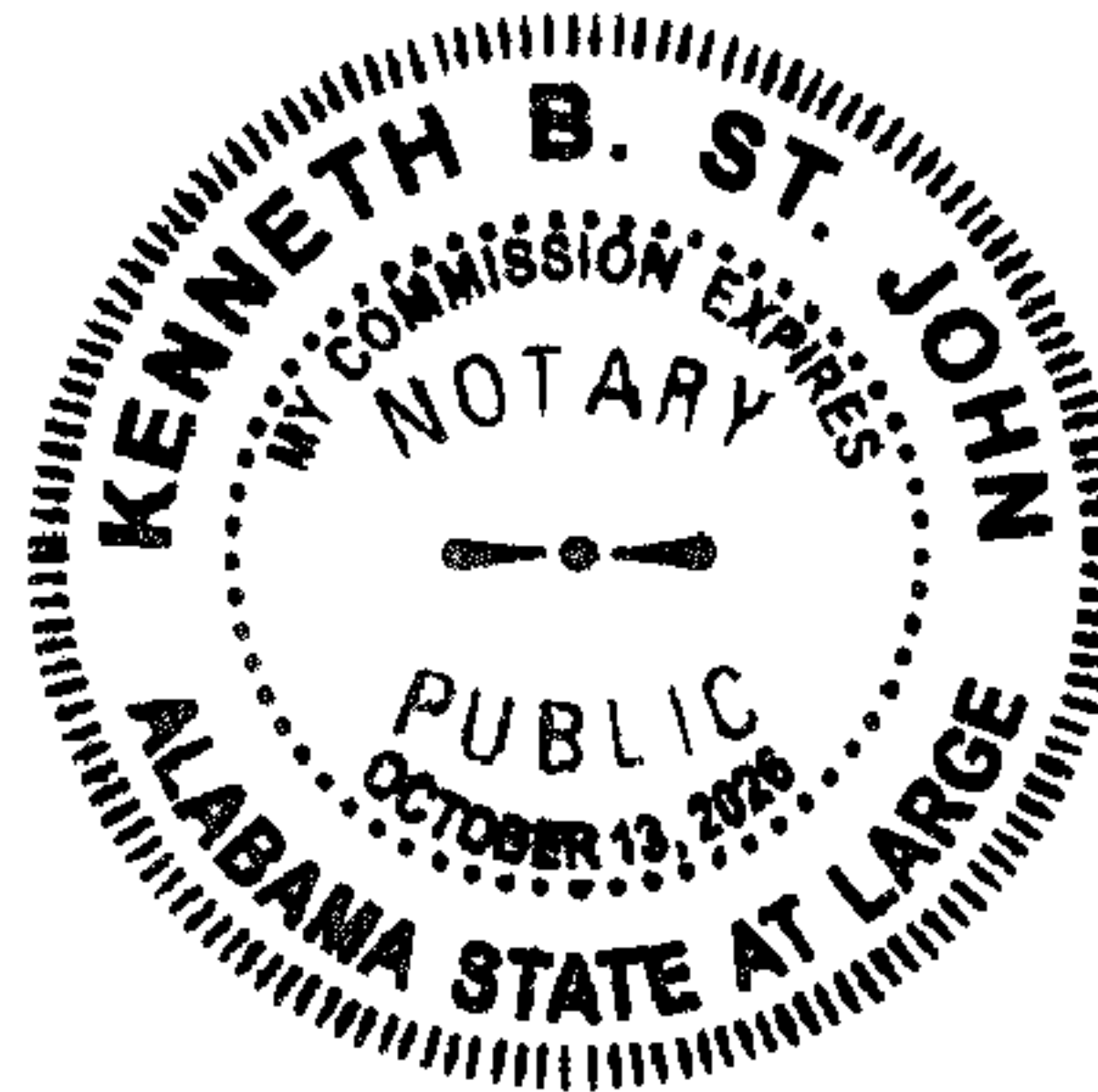
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Phillip R. Otwell and Michelle M. Otwell 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 16th day of February, 2024.



Notary Public : 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  
02/20/2024 11:28:06 AM  
\$321.00 JOANN  
20240220000043590

