


This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243

Documentary Evidence: Sales Contract

Send Tax Notice To:
J. Antonio Salmeron Diaz
Ana Maria Ledezma
155 Bar Harbor Way
Wilsonville, AL 35186
(Grantees' Mailing Address
and Address of Property)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20240321000078010 1/2 \$50.00
Shelby Cnty Judge of Probate, AL
03/21/2024 03:07:55 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Twenty Five Thousand and 00/100 Dollars (\$25,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **Billy R. Scurlock and spouse, Karen D. Scurlock**, (hereinafter referred to as “Grantors”) do by these presents grant, bargain, sell, and convey unto **J. Antonio Salmeron Diaz and Ana Maria Ledezma**, (hereinafter referred to as “Grantees”), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 3, according to the survey of the Scurlock Family Subdivision, as recorded in Map Book 49, page 33, in the Probate Office of Shelby County, Alabama.

Address of Property: 155 Bar Harbor Way, Wilsonville, AL 35186

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any. of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.


Grantors do. for themselves. their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee(s), their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 03/21/2024
State of Alabama
Deed Tax: \$25.00



20240321000078010 2/2 \$50.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 3rd day of December, 2022.



Billy R. Scurlock (Seal)



Karen D. Scurlock (Seal)

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Billy R. Scurlock and spouse, Karen D. Scurlock**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 3rd day of December, 2022.

Notary Public 
My Commission Expires: _____

**MY COMMISSION EXPIRES:
JUNE 24, 2024**

Grantors' Mailing Address:

17885 Caldwell Lane
Foley, AL 35535