



20240422000116000 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
04/22/2024 02:17:51 PM FILED/CERT

This Instrument was prepared by:

Send Tax Notice To:

Larry L. Hollings, Attorney at Law
3026 Ensley Avenue
Birmingham, AL 35208

Cristopher Isaac Herrera Navarro, and Britney Cork Herrera
100 Stratford Cir.
Birmingham, AL 35124

QUIT CLAIM DEED

Joint Tenants with Right of Survivorships

STATE OF ALABAMA

JEFFERSON COUNTY

Know all men by these presents, that in consideration of \$100,160.20 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **The Freeman Living Trust - FLT**, Annie O. Freeman, Trustee, and Gwendolyn F. Cork, Trustee, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **Cristopher Isaac Herrera Navarro** and **Britney Cork Herrera**, a married couple, as Joint tenants with right of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 44, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, page 69 in the Probate Office of Shelby County, Alabama.

Map Book: 14; Page 69

Property Address: 100 Stratford Cir., Pelham, AL 35124

Property was sold without the benefit of a survey.

Note: The \$100,160.20 purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of April, 2024.

WITNESS MY HAND AND SEAL, at the date and place first above written.

Annie O. Freeman Gwendolyn F. Cork, Trustee
Annie O. Freeman -FLT Trustee-Grantor Gwendolyn F. Cork- FLT Trustee-Grantor

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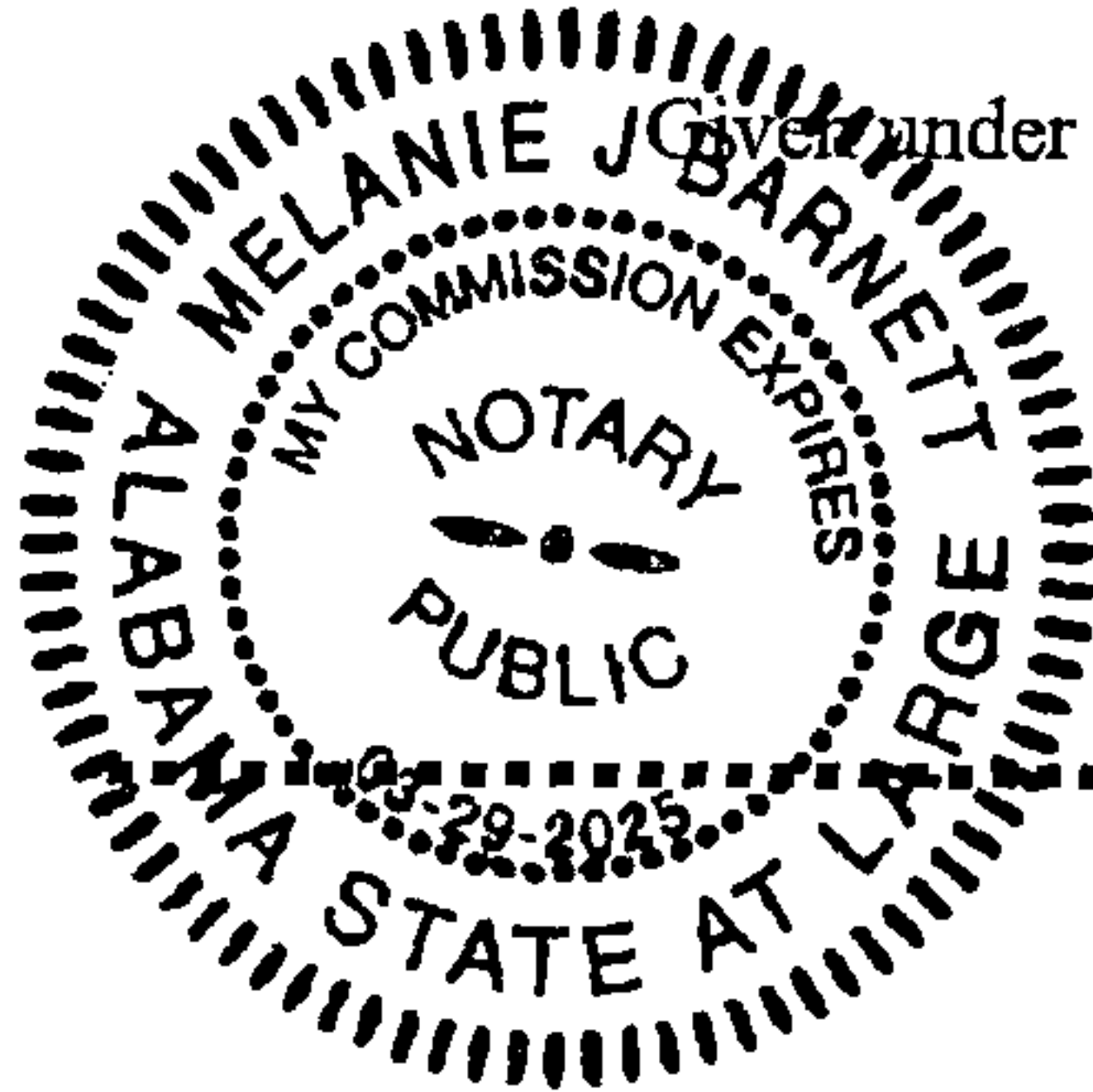
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ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annie O. Freeman, FLT, Trustee whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.



Given under my hand this 14th day of April, 2024.

Melanie J Barnett
Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gwendolyn F. Cork, FLT, Trustee whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 14th day of April, 2024.

Melanie J Barnett
Notary Public
My Commission Expires: _____

