

SEND TAX NOTICE TO:

Britt Simpson
2185 Forest Lakes Lane
Sterrett, AL 35147

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, **Enrique Melendez and Yolimar C. Medina, a married couple**, whose address is 13027 Royal George Ave. Odessa FL 33556, (hereinafter "Grantor", whether one or more), by **Britt Wayne Simpson**, whose address is 2185 Forest Lakes Lane, Sterrett, AL 35147, (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 **Britt Wayne Simpson**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2185 Forest Lakes Lane, Sterrett, AL 35147 to-wit:**

Lot 105, according to the Final Plat of Forest Lakes, Sector 2 - Phase 1, as recorded in Map Book 29, page 114 in the Probate Office of 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.

Subject to a third-party mortgage in the amount of \$289,656.00 executed and recorded simultaneously herewith.

**Britt Wayne Simpson is one and the same person as Britt Simpson.
Yolimar C. Medina is one and the same person as Yolimar Medina.**

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 26th day of April, 2024.



Enrique Melendez




Yolimar C. Medina

STATE OF ALABAMA
COUNTY OF ~~JEFFERSON~~ *Shelby*

(psm)

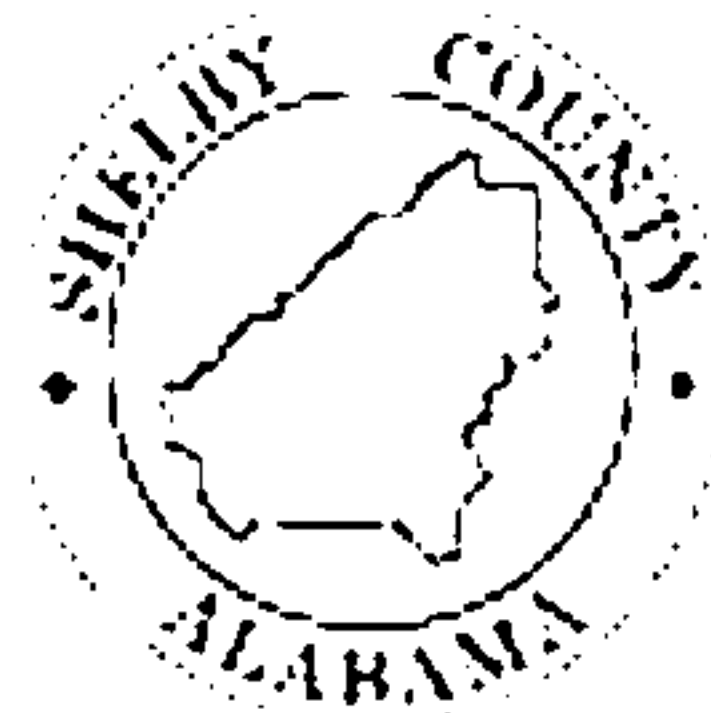
I, the undersigned Notary Public in and for said County and State, hereby certify that Enrique Melendez and Yolimar C. Medina whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

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



Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2024 11:34:19 AM
\$321.00 PAYGE
20240429000123470

Allie S. Bayl