

Send Tax Notice to:
Gabriela Sujez Zamora
64 Southwood Lane
Alabaster, AL 35007

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-24-2811

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FORTY EIGHT THOUSAND AND 00/100 (\$248,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Tonya Lynn Cowart Holmes, Co-Personal Representative and Tressa Lane Cowart Genord, as Co-Personal Representative, by Tonya Lynn Cowart Holmes, her Agent, of The Estate of Joan Dale Cowart, deceased, Shelby County Case No. PR-2023-001090 (herein referred to as "Grantor," whether one or more), whose mailing address is

19 Scottsdale Drive, Alabaster, AL 35007

by **Gabriela Sujez Zamora (herein referred to as "Grantee"),** whose mailing address is

64 Southwood Lane, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **36 Bart Cir, Alabaster, AL 35007,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$243,508.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Dennis D. Cowart, Co-Grantee of that certain deed recorded at Instrument No. 1993-35683, predeceased Joan D. Cowart, having died on or about January 12, 2017. Joan D. Cowart died on or about October 25, 2023.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 8th day of May, 2024

The Estate of Joan Dale Cowart, deceased, Shelby County Case No. PR-2023-001090

By Tonya Lynn Cowart Holmes, Co-Personal Representative
Tonya Lynn Cowart Holmes, Co-Personal Representative

By Tressa Lane Cowart Genord as Co Personal Representative by Tonya Lynn Cowart Holmes, her Agent
Tressa Lane Cowart Genord, as Co Personal Representative, by Tonya Lynn Cowart Holmes, her Agent

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tonya Lynn Cowart Holmes, Co-Personal Representative and Tressa Lane Cowart Genord, Co-Personal Representative**, by **Tonya Lynn Cowart Holmes, her Agent**, whose name(s) as **Co-Personal Representative(s) of The Estate of Joan Dale Cowart, deceased, Shelby County Case No. PR-2023-001090**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **The Estate of Joan Dale Cowart, deceased, Shelby County Case No. PR-2023-001090**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May, 2024.

Cassy L. Dailey
Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/26

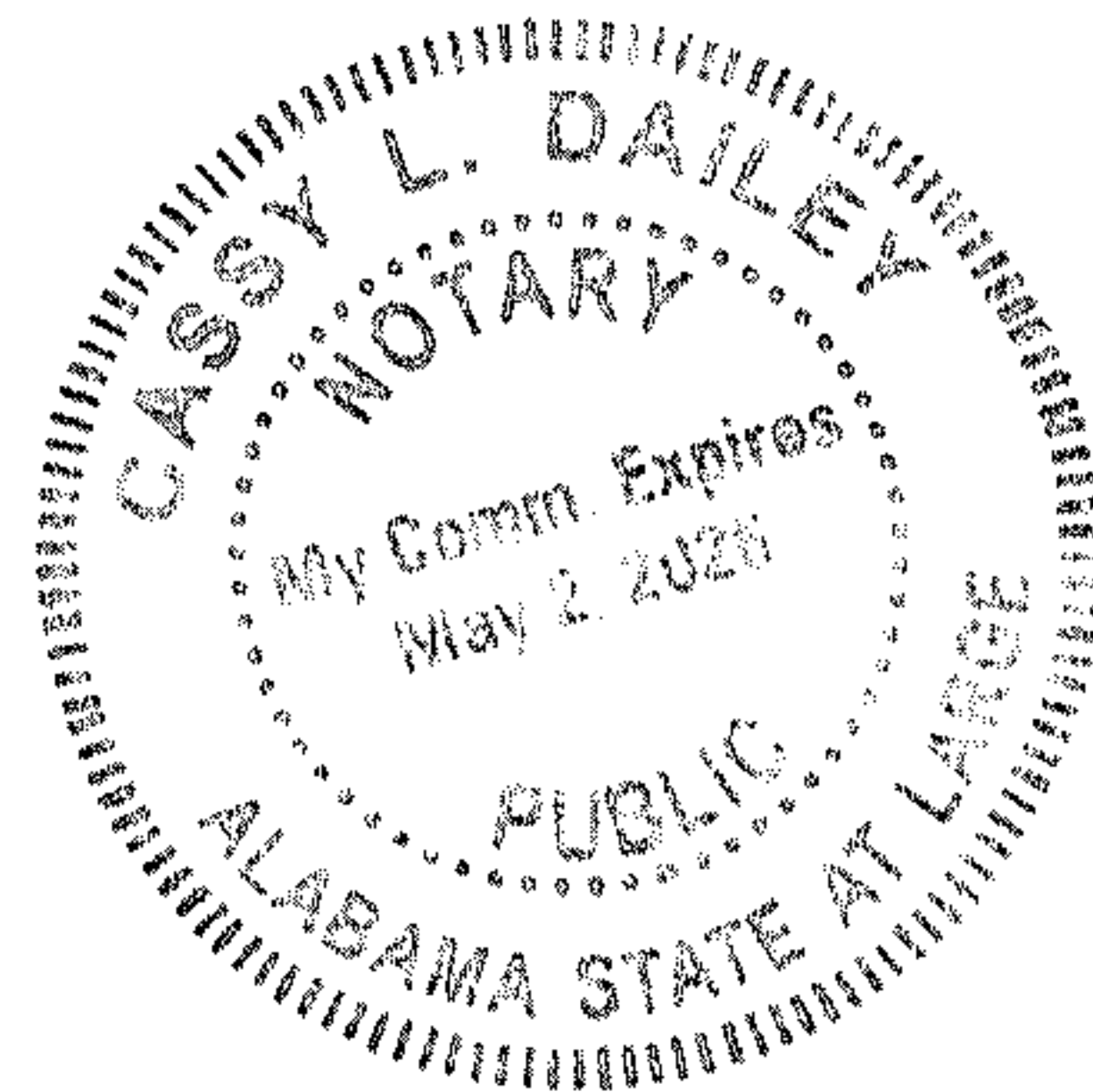


EXHIBIT A

Property 1:

Lot 36, according to the Map and Survey of Scottsdale, as recorded in Map Book 6, page 101, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2024 08:56:29 AM
\$32.50 PAYGE
20240520000148030

Allen S. Bayl