

160,000

WARRANTY DEED



20240605000167380 1/2 \$185.00
Shelby Cnty Judge of Probate, AL
06/05/2024 11:48:21 AM FILED/CERT

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

235 Wilson Drive

Property address Karen Torres Garcia
235 Wilson Drive
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of one hundred sixty thousand dollars, to the undersigned grantor in hand promised by the grantee herein, the receipt whereof is acknowledged, I, **HUGO TORRES**, a married man, of 130 Canterbury Road, Montevallo, AL 35115, do grant, bargain, sell, and convey unto **KAREN TORRES GARCIA**, an unmarried woman, of 235 Wilson Drive, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Wilson Subdivision Number 1, as recorded in Map book 3, page 62 of the Probate Office of Shelby County, Alabama

Source of title: A warranty deed from Vicki L Nelson to grantor herein, executed 06 November 2018 and recorded on 20 November 2018 at identification number 2018:1120000410360 in the Shelby County Alabama Probate Office.

The property has been appraised at \$45,000 by the Shelby County Revenue Commissioner in 2024. Value herein was determined by an arm's length negotiation.

It is the intent of this instrument to convey all property acquired in the source deed, whether or not correctly described above.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

Shelby County, AL 06/05/2024
State of Alabama
Deed Tax: \$160.00



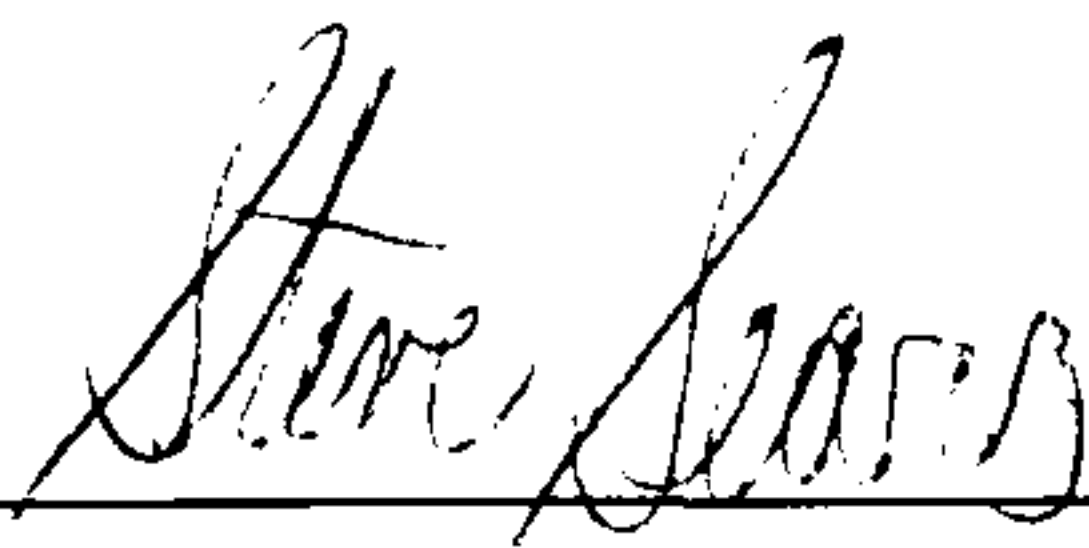
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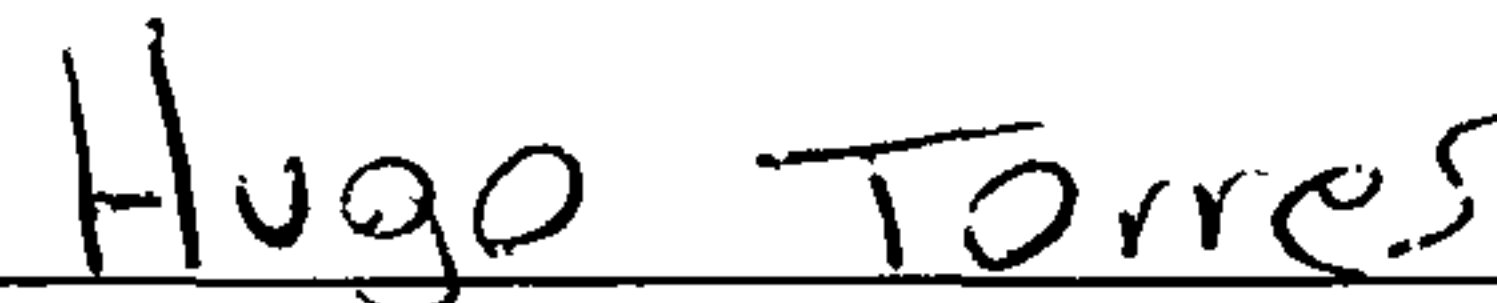
To have and to hold to the said grantee, her heirs and assigns forever.

HUGO TORRES, does for himself and for his administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ha has a good right to sell and convey the same as aforesaid; that he will and his administrators, heirs, and successors shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **HUGO TORRES**, have set my hand and seal, this 14 May 2024.

Witness:

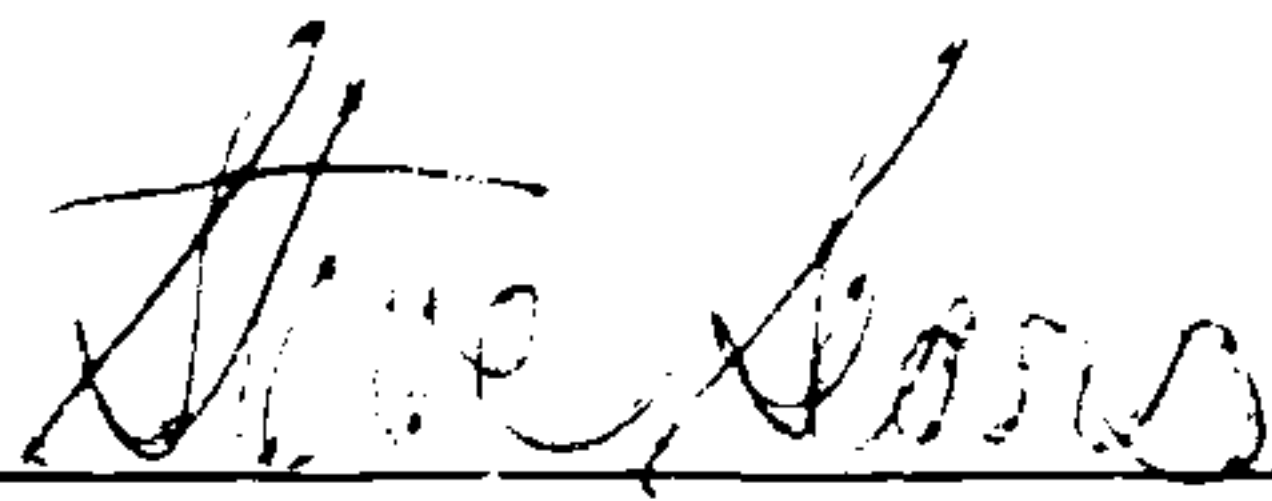


 (Seal)
HUGO TORRES

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify thatHugo Torres, A **MARRIED MAN**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 May 2024.



**MY COMMISSION EXPIRES
22 MARCH 2026**

Notary public