



20240719000221810 1/2 \$145.00
Shelby Cnty Judge of Probate, AL
07/19/2024 01:18:50 PM FILED/CERT

SEND TAX NOTICE TO:
Ana Maria Martinez Hernandez
774 Highway 31 South
Alabaster, Alabama 35007

This instrument was prepared by:
Cynthia Brothers
390 Knightsbridge
Alabaster, Alabama 35007

WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know all men by these presents, that in consideration of **\$120,000.00** to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt of whereof is acknowledged, I, **Lola Seales** (herein referred to as **GRANTORS**) do grant, bargain, sell and convey unto **Ana Maria Martinez Hernandez, a married woman, and Sergio Ramirez Terrazas, a married man** (herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to wit:

SEE ATTACHED EXHIBIT A

Property address: 774 Highway 31 South; Alabaster, Alabama 35007
This property is not the homestead of the grantor.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein: in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

Lola Seales, Seller
Lola Seales

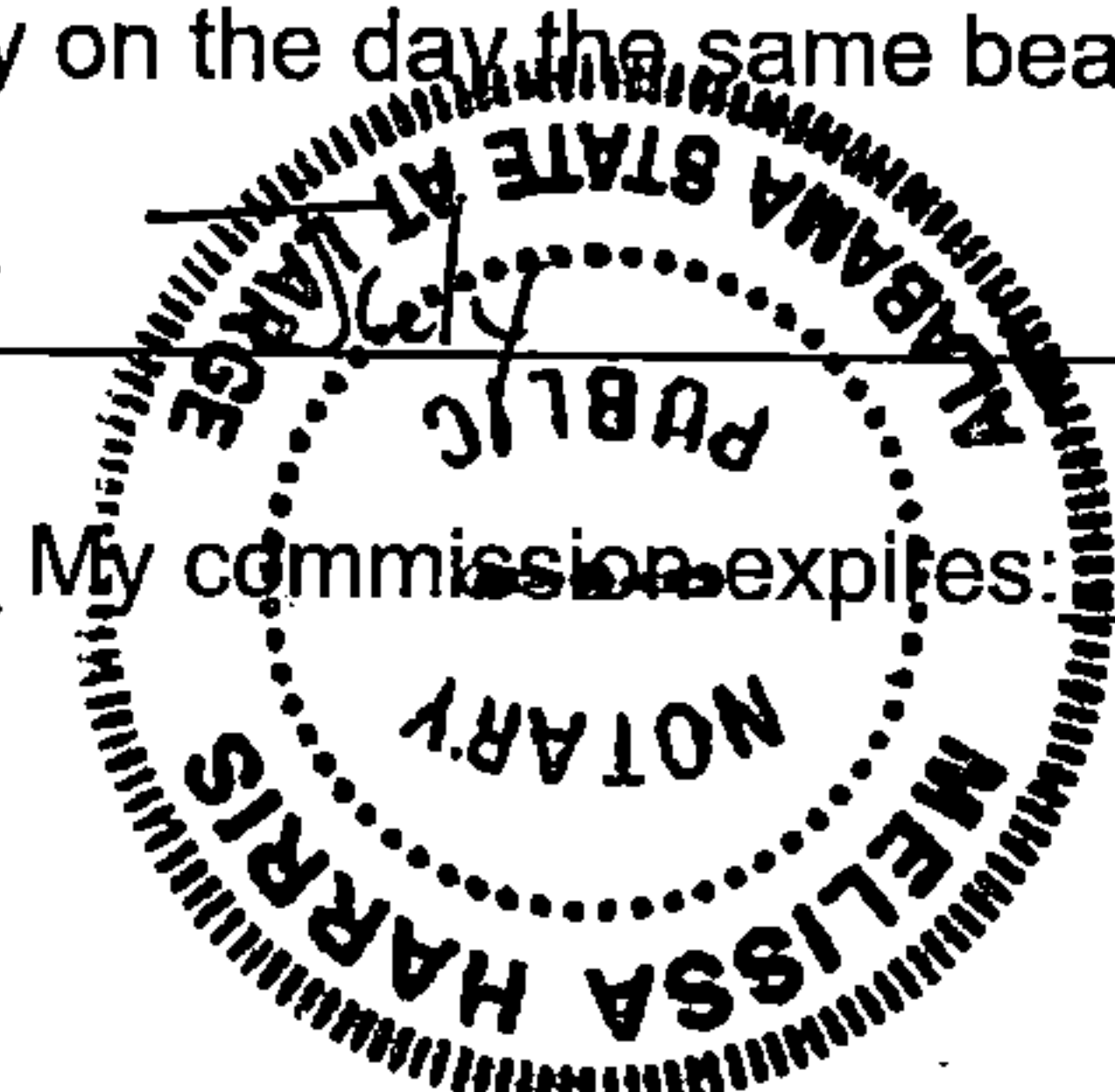
IN WITNESS WHEREOF, Lola Seales have hereunto set
her hand(s) and seal(s), this 8th day of July, 2024.

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that Lola Seales whose names are 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 8th day of July, 2024.

Melissa Harris
Notary Public



My commission expires: **MY COMMISSION EXPIRES APRIL 27, 2027**

Shelby County, AL 07/19/2024
State of Alabama
Deed Tax: \$120.00

EXHIBIT A—LEGAL DESCRIPTION



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Commence at the Northwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama and run Easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 43.57 feet to a point; thence turn an angle of 73 degrees 30 minutes to the right and run a distance of 401.0 feet to a point of the West right of way line of US Hwy 31; thence turn an angle of 23 degrees 18 minutes to the left and run Southeasterly along said right of way line a distance of 332.45 feet to the point of beginning of the property being described; thence continue along last described course a distance of 175.0 feet to a point; thence turn an angle of 102 degrees 28 minutes 01 seconds to the right and run Southwesterly a distance of 273.47 feet to a point on the North right of way line of the L & N Railroad; thence turn an angle of 71 degrees 19 minutes 57 seconds to the right and run Northwesterly along said right of way line a distance of 127.0 feet to a point; thence turn an angle of 98 degrees 18 minutes 02 seconds to the right and run Northeasterly a distance of 280.93 feet to the point of beginning, situated in Shelby County, Alabama.

Grantor's mailing address

774 hwy 31 S Alabaster AL 35007