

SEND TAX NOTICE TO:

Dinora Yamileth Portillo
33 Dunwar Drive
Calera, AL 35040

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 TWENTY FIVE THOUSAND AND 00/100 (\$225,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Angela Lee, a married woman, and Katrina Smith, a married woman**, whose address is 301 12th Street NW, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Dinora Yamileth Portillo**, whose address is 33 Dunwar Drive, Calera, AL 35040 (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, **Dinora Yamileth Portillo**, the following described real estate situated in Shelby County, Alabama, **the address of which is 33 Dunwar Drive, Calera, AL 35040 to-wit:**

Lot 10, Block 1, according to the map of Dunwar Estates Subdivision, as recorded in Map Book 3, Page 154, in the Office of the Judge of Probate of Shelby County, Alabama.

The subject property conveyed herein does not constitute the homestead of the Grantor, Angela Lee, nor the homestead of her respective spouse.


The subject property conveyed herein does not constitute the homestead of the Grantor, Katrina Smith, nor the homestead of her respective spouse.

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 \$220,924.00 executed and recorded simultaneously herewith.

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 23rd day of July, 2024.



Angela Lee

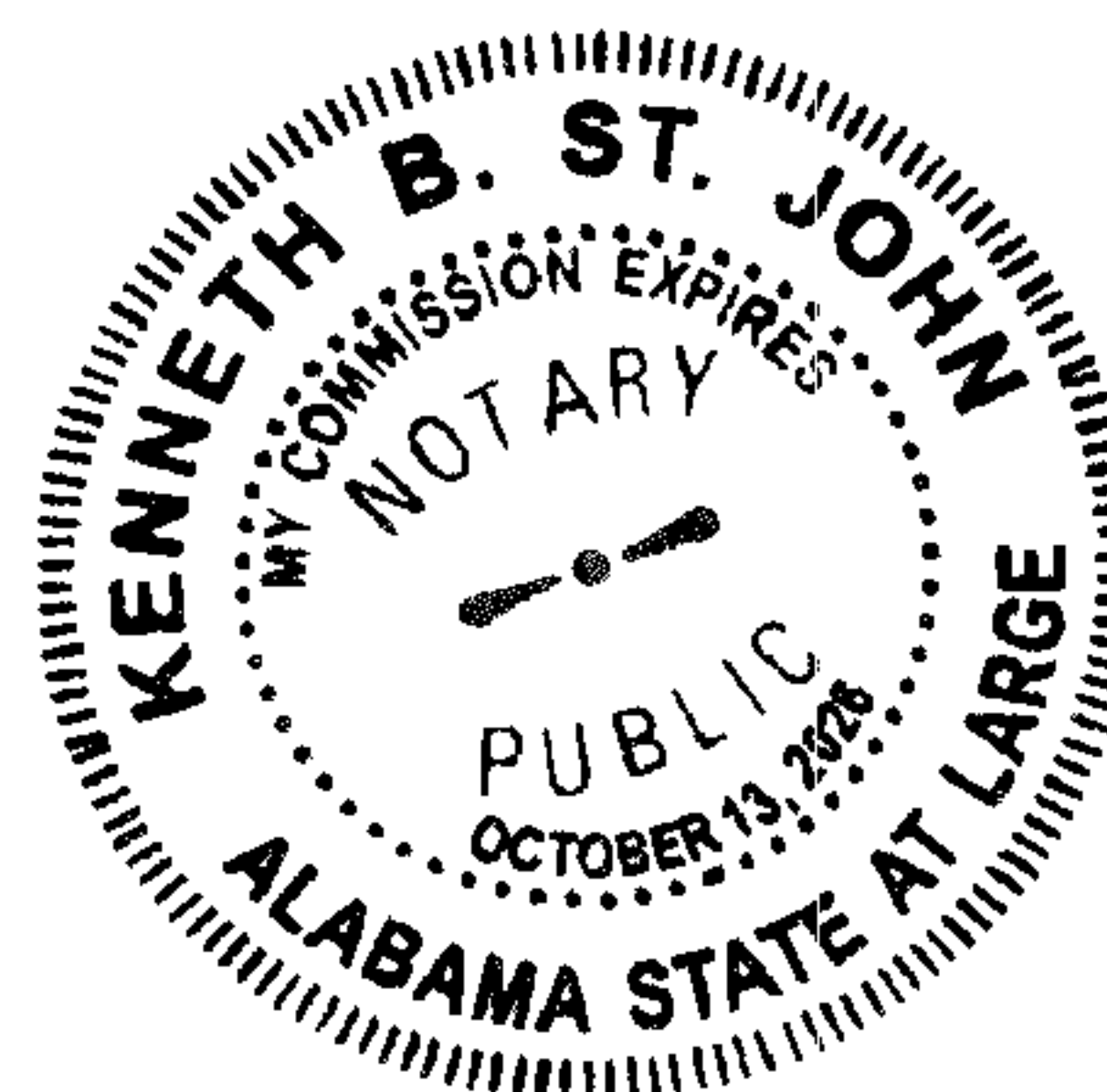

Katrina Smith

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Angela Lee and Katrina Smith** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 2024.


 Notary Public
 Print Name: **Kenneth B St. John**
 My Commission Expires: **10/13/2026**



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/23/2024 01:31:16 PM
 \$29.50 PAYGE
 20240723000226290

