

Send Tax Notice to:
Jesus Alex Medina Ramirez and
Samantha Nicole Medina
500 Pope Dr.
Pelham, AL 35124

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

File: PEL-24-5050

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00)** 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 **Tamala Faye Hutter, Personal Representative of The Estate of James W. Walker, deceased, Shelby County Case No.:PR-2023-000345** (herein referred to as “Grantor,” whether one or more), whose mailing address is 15935 West Chancellor Drive, Lockport, IL 60491

by **Jesus Alex Medina Ramirez and Samantha Nicole Medina** (herein referred to as “Grantee,” whether one or more), whose mailing address is 500 Pope Dr., Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **230 Doster Dr., Montevallo, AL 35115**, 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.

Billie Walker held title jointly with survivorship and predeceased James W. Walker with date of death of July 31st, 2019.

\$144,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, 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(s), 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(s), 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 30 day of July, 2024.

The Estate of James W. Walker, deceased, Shelby County Case No.:PR-2023-000345

By: Tamala Faye Hutter, Personal Representative
Tamala Faye Hutter, Personal Representative

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tamala Faye Hutter, Personal Representative**, whose name(s) as **Personal Representative(s) of The Estate of James W. Walker, deceased, Shelby County Case No.:PR-2023-000345**, 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 James W. Walker, deceased, Shelby County Case No.:PR-2023-000345**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of July, 2024.

Michael Leahy
Notary Public

Printed Name

My Commission Expires: August 7, 2027

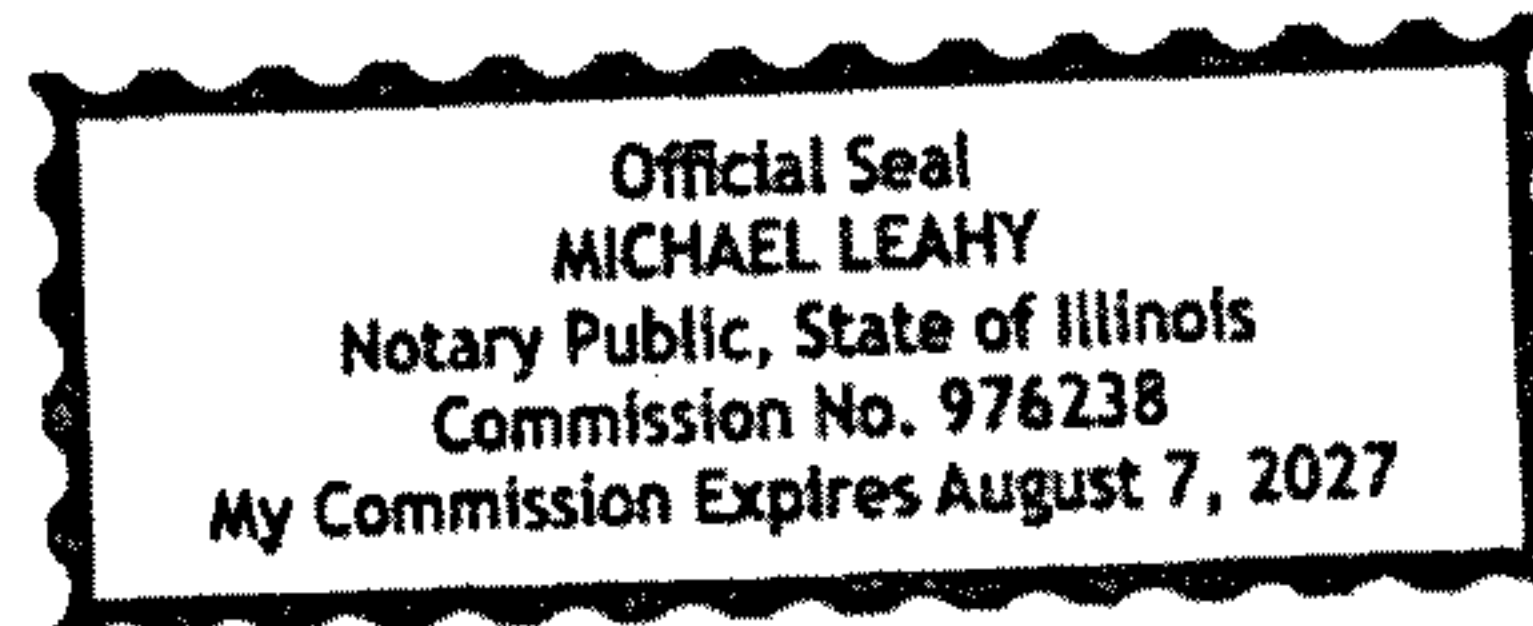


EXHIBIT A

Property 1:

Lot Number Three in Block Number Two in Subdivision Southmont in the Town of Montevallo, Alabama, being a part of the SW 1/4 of the NE 1/4 Section 3, Township 24, Range 12 East, being the same property heretofore conveyed to the grantor, James W. Walker by deed recorded in Deed Book 228 at Page 624, Office of Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2024 01:00:59 PM
\$64.00 PAYGE
20240801000239240

Allen S. Bevil