

Send Tax Notice to:
Hector Barragan Mendoza and Ana
Lilia Mendoza Sanchez
702 1st Ave West
Alabaster, AL 35007

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

File: **PEL-24-5979**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SEVENTY THOUSAND AND 00/100 (\$170,000.00) 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

Dillon Michael Robinson, a single person (herein referred to as "Grantor," whether one or more), whose mailing address is

9800 Jones Street, Thorsby, AL 35171

by **Hector Barragan Mendoza and Ana Lilia Mendoza Sanchez (herein referred to as "Grantee," whether one or more)**, whose mailing address is

702 1st Avenue West, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **702 1st Avenue West, 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.

Dillon Michael Robinson is the surviving Grantee under that certain deed dated 04/03/2018, and recorded on 06/26/2018 in Instrument 20180626000227670 in the Probate Office of Shelby County, Alabama. Joan Cox Gentry, the other Grantee, is deceased having died on or about 04/10/2021.

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.

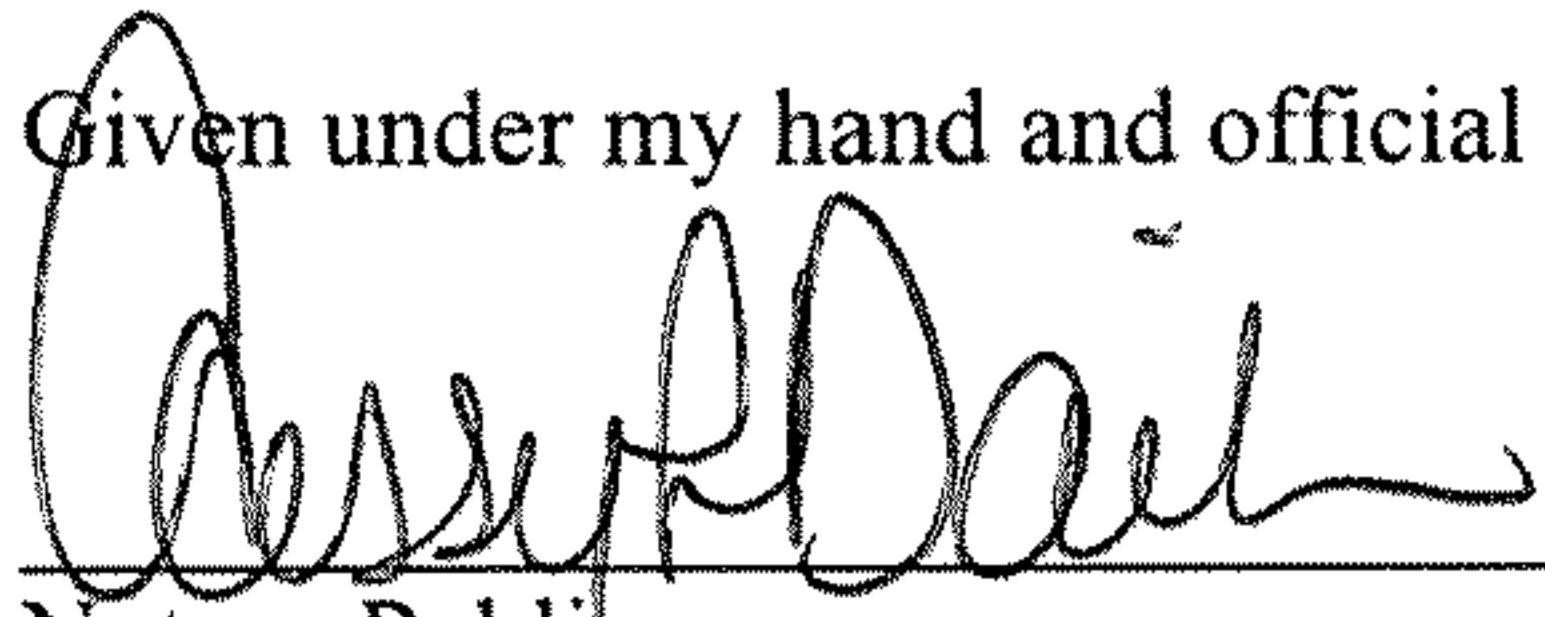
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 30th day of July, 2024.


Dillon Michael Robinson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Dillon Michael Robinson whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

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


Notary Public

My Commission Expires: 5/2/2026

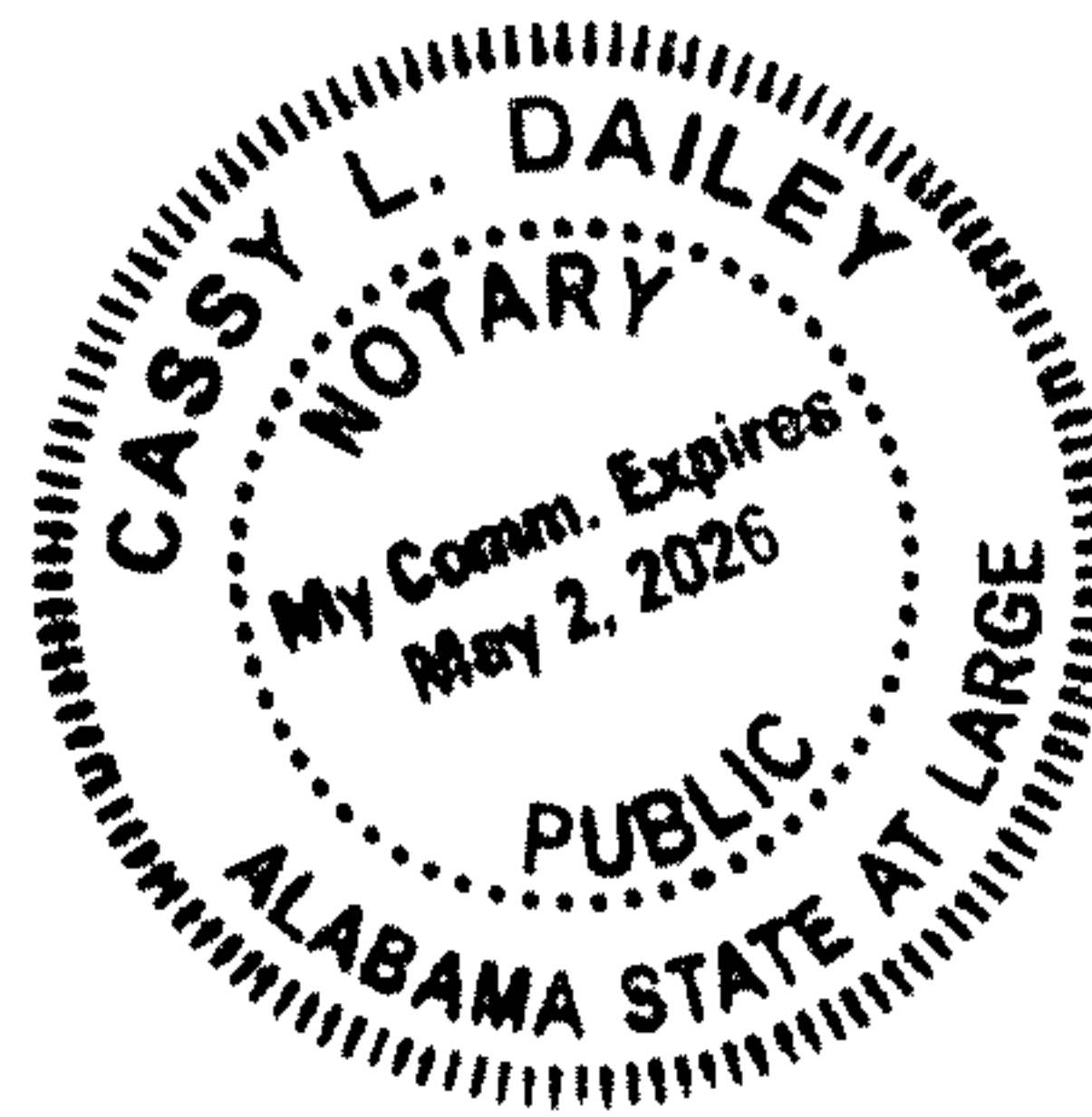


EXHIBIT A

Property 1:

Lots 11 and 12, in Block 3, according to Survey and Map made by H.W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama, on May 10, 1955, recorded in Map Book 3, Page 156, in said Probate Office; which said map is entitled "Alabaster Gardens" and being a subdivision of a part of the South half of SW1/4 of Section 35, Township 20, Range 3 West. Situated in the Town of Alabaster, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2024 01:09:41 PM
\$198.00 BRITTANI
20240801000239270

Allen S. Bayl