

SEND TAX NOTICE TO:

Alma Hernandez and Ricardo Cruz
4222 Seven Barks Road
Birmingham, AL 35242

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 **SIXTY FIVE THOUSAND AND 00/100 (\$65,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Aaron Bowman, an unmarried person**, whose address is 6268 Palma Del Mar, 207, St Petersburg, FL 33715, (hereinafter "Grantor", whether one or more), by **Alma Hernandez and Ricardo Cruz**, whose address is 4222 Seven Barks Road, Birmingham, AL 35242, (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 **Alma Hernandez and Ricardo Cruz, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **4222 Seven Barks Road, Birmingham, AL 35242 to-wit:**

Lots 12, 13, and 14, Block 2, and also part of Lot 11, Block 2, more particularly described as follows: Begin at the Northwestern corner of Lot 11 and run thence Southerly along Seven Barks Road seventy feet to the Southwesterly corner of Lot 11; run thence a straight line to the Northeasterly corner of Lot 11, a point 300 feet South of the center of the North line of Section 17, Township 19, Range 1 West; run thence Northwesterly along the Northerly line of Lot 11 to the point of beginning. All of said lots being in Block 2 of "Sunrise" survey as shown by map recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, Page 67.

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 \$0.00 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 7th day of August, 2024.




Aaron Bowman

STATE OF Florida
COUNTY OF Hillsborough

I, the undersigned Notary Public in and for said County and State, hereby certify that Aaron Bowman 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 7th day of August, 2024.



Carmen F. Alvarez
Notary Public
My Commission Expires: 5/28/2027
Prod Furb
☒ Physical Presence
or
☐ Online Notarization



CARMEN F. ALVAREZ
Commission # HH 368246
Expires May 28, 2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2024 03:20:19 PM
\$90.00 JOANN
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