

Send Tax Notice to:
Abigail Dennis
389 Birmingham St
Montevallo, AL 35115

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

File: PEL-24-5804

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00)** 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 **Carlos Alan Hernandez Lopez and Yesenia Catano Hernandez, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

528 Overhill Dr., Pelham, AL 35124

by **Abigail Dennis (herein referred to as "Grantee")**, whose mailing address is

958 Kimberly Cut Off Road, Morris, AL 35116

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **389 Birmingham St., 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.

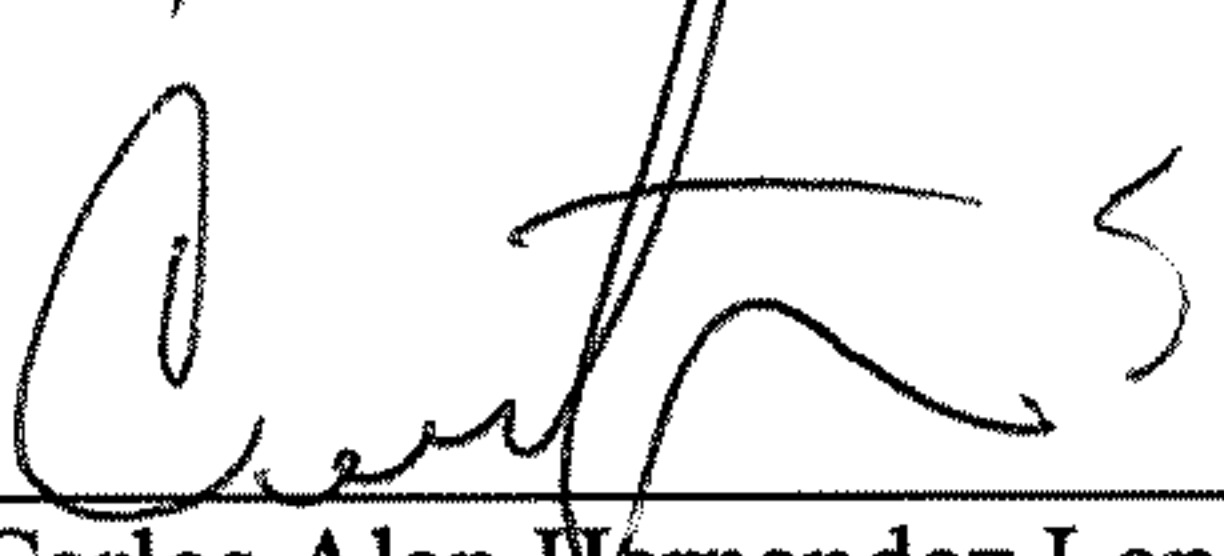
MINING AND MINERAL RIGHTS EXCEPTED.

\$181,649.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 08 day of August, 2024.



Carlos Alan Hernandez Lopez

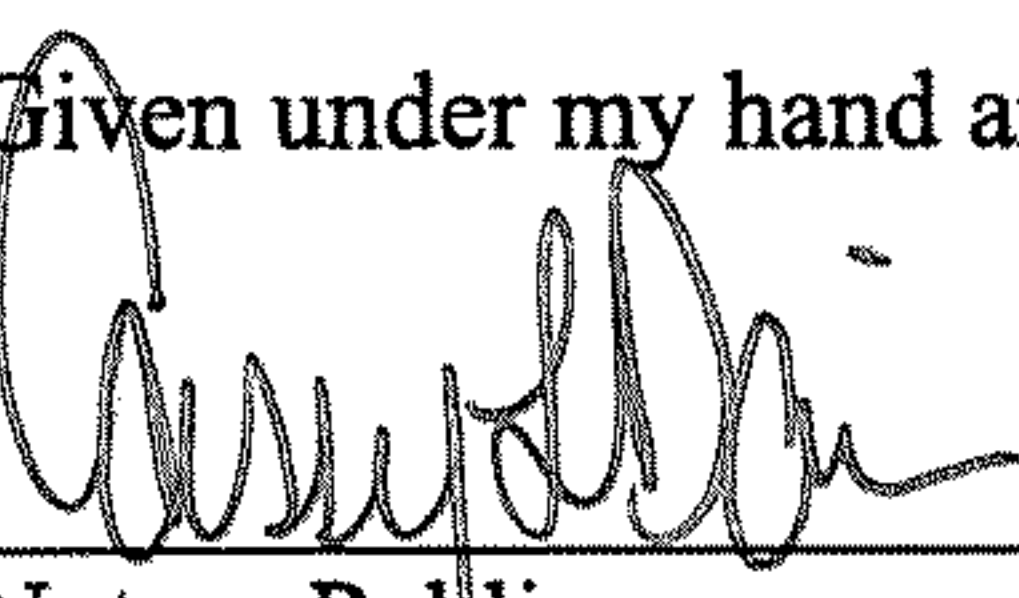


Yesenia Catano Hernandez

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Carlos Alan Hernandez Lopez and Yesenia Catano Hernandez 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 08 day of August, 2024.



Notary Public
My Commission Expires: 05/02/2026

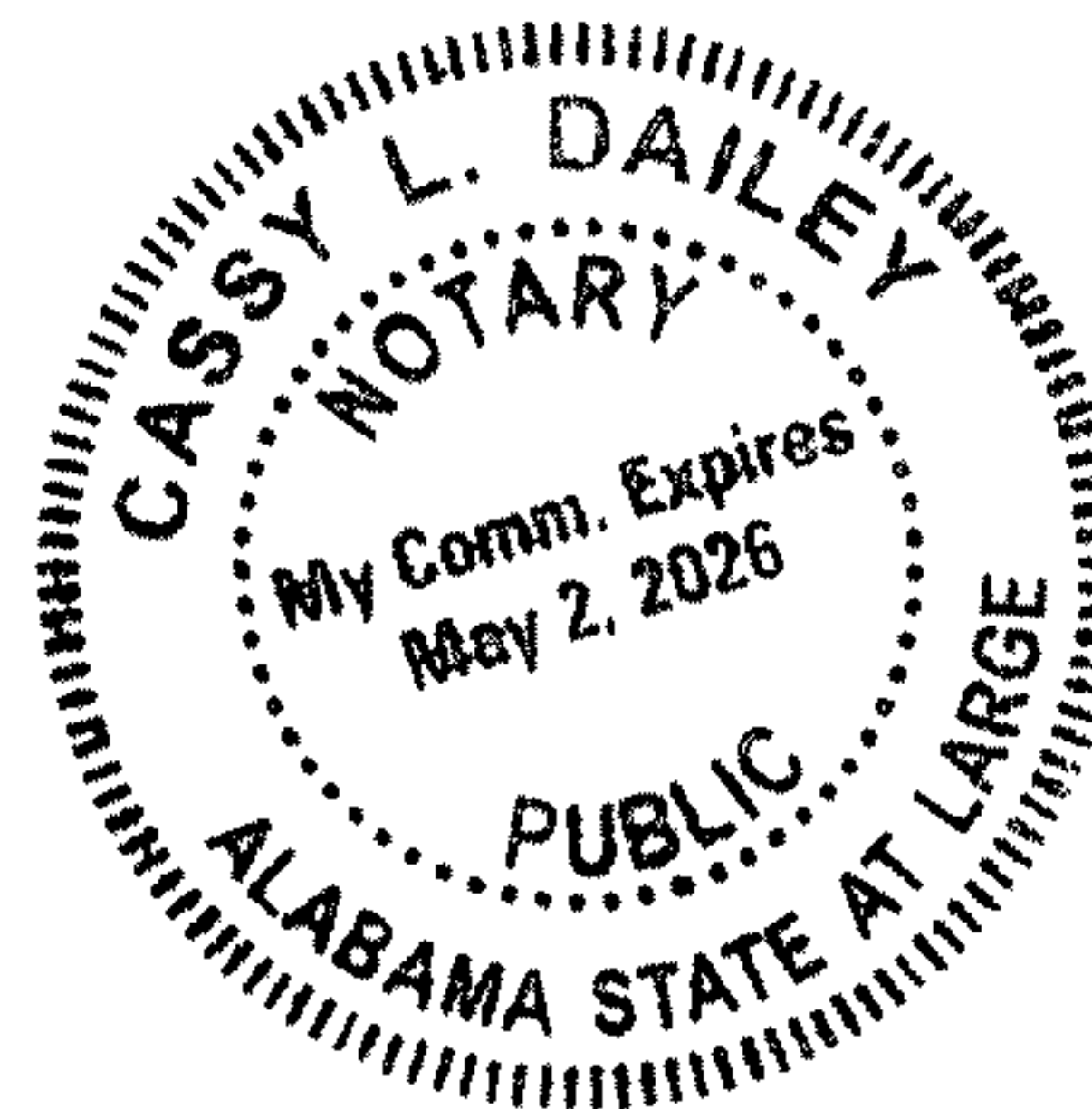


EXHIBIT A

A PART OF LOTS 21 AND 22, BLOCK 1, BIRMINGHAM JUNCTION, AS RECORDED IN DEED BOOK 14, PAGE 239, IN THE OFFICE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND MORE ACCURATELY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF LOT 21, BIRMINGHAM JUNCTION AS RECORDED IN DEED BOOK 14, PAGE 239, IN THE OFFICE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND RUN EAST ALONG THE SOUTH LINE OF SAID LOT 21 FOR A DISTANCE OF 139.14 FEET TO POINT OF BEGINNING. THENCE CONTINUE EAST ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 88.43 FEET; THENCE LEFT 87 DEGREES 39 MINUTES AND RUN NORTH FOR A DISTANCE OF 175.00 FEET; THENCE LEFT 92 DEGREES 21 MINUTES AND RUN WEST FOR A DISTANCE OF 88.43 FEET; THENCE LEFT 87 DEGREES 39 MINUTES AND RUN SOUTH FOR A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/13/2024 08:48:32 AM
\$31.50 JOANN
20240813000252540

Allen S. Bayl