

SEND TAX NOTICE TO:
Edgar Samuel Diaz Ortiz
2504 Fern Rock Rd
Hoover, AL 35226

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 SEVENTY THOUSAND AND 00/100 (\$270,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jessica Parson, a married woman**, whose address is 140 Kings Crest Lane, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Edgar Samuel Diaz Ortiz**, whose address is 2504 Fern Rock Rd, Hoover, AL 35226 (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 **Edgar Samuel Diaz Ortiz**, the following described real estate situated in Shelby County, Alabama, **the address of which is 120 West Stonehaven Circle, Pelham, AL 35124 to-wit:**

Lot 76, according to the Survey of The Cottages at StoneHaven, First Addition, as recorded in Map Book 22, Page 87, in the Probate Office of Shelby County, Alabama.

The subject property being conveyed herein does not constitute the homestead of the Grantor, Jessica Parson, 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 \$189,000.00 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 12th day of August, 2024.

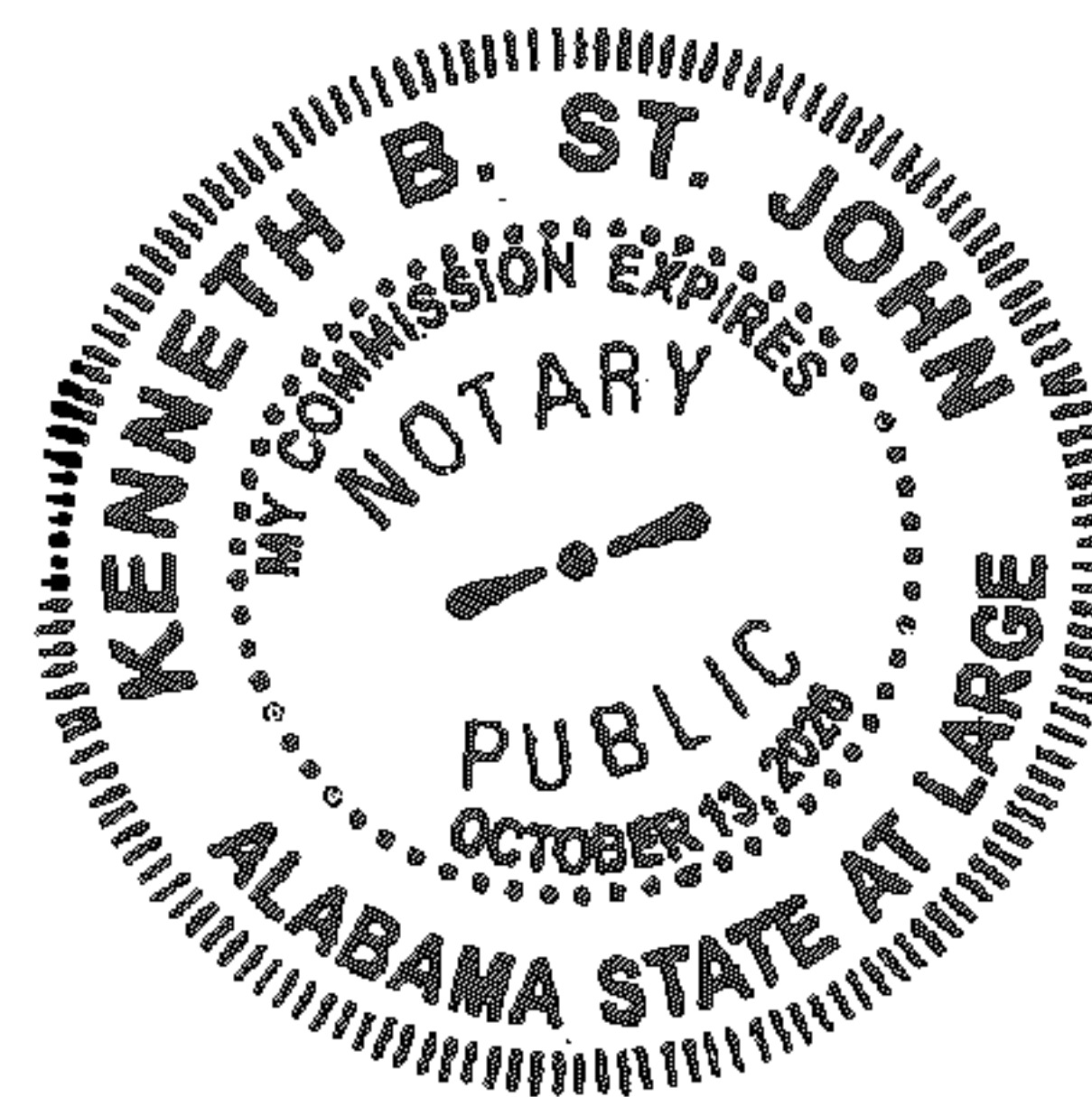

Jessica Parson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jessica Parson whose name is* 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, she executed the same voluntarily on the day the same bears date. *signed 

Given under my hand and official seal this 12th day of August, 2024.


Notary Public : **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
08/13/2024 10:50:26 AM
\$106.00 JOANN
20240813000252790

