



20240905000276740 1/2 \$292.50
Shelby Cnty Judge of Probate, AL
09/05/2024 10:38:29 AM FILED/CERT

½ TAX ASSESSOR'S VALUE AND RECORDING TAX BASED ON \$267,180.00.

SEND TAX NOTICE TO:
Roberto Martinez Hernandez
205 Scenic Lake Cove
Maylene, AL 35114-4946

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 TEN AND NO/100 (\$10.00, in hand paid to the undersigned, **Roberto Martinez Hernandez and Cristina Arreola, husband and wife**, whose address is 205 Scenic Lake Cove, Maylene, AL 35114-4946, hereinafter "Grantor", whether one or more), by **Roberto Martinez Hernandez**, whose address is 205 Scenic Lake Cove, Maylene, AL 35114-4946, (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 the following described real estate situated in Shelby County, Alabama, the address of which is 205 Scenic Lake Cove, Maylene, AL 35114-4946, to-wit:

Lot 10, according to the Survey of Lake Forest, Sixth Sector, as recorded in Map Book 36, Page 35, in the Probate Office of Shelby County, Alabama.

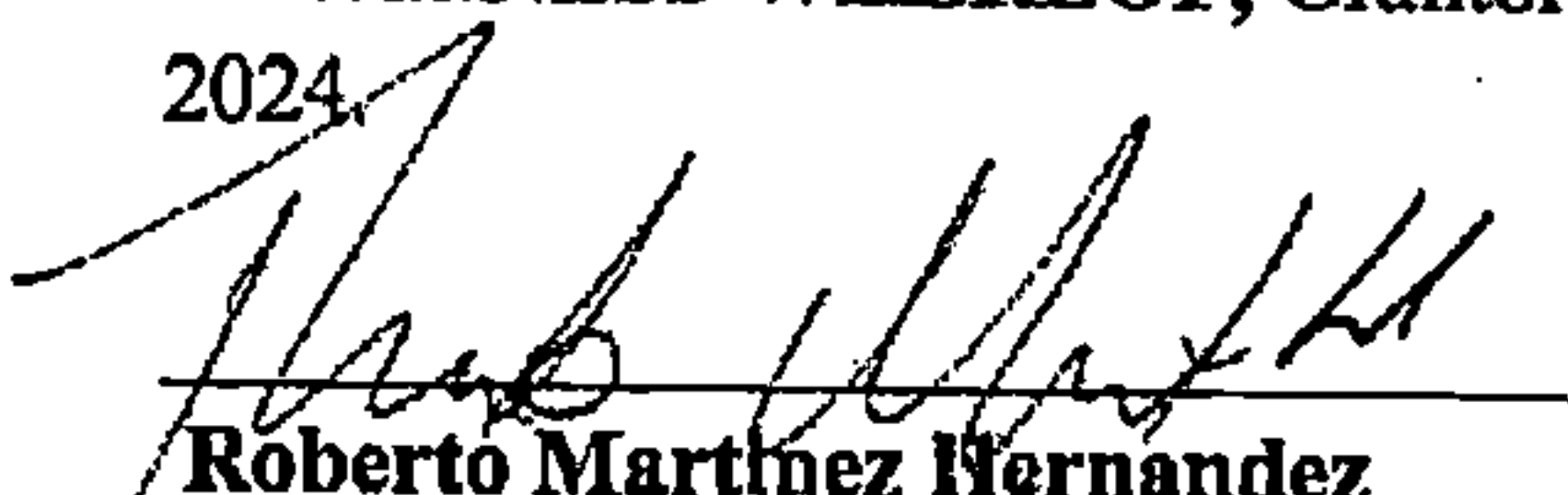
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

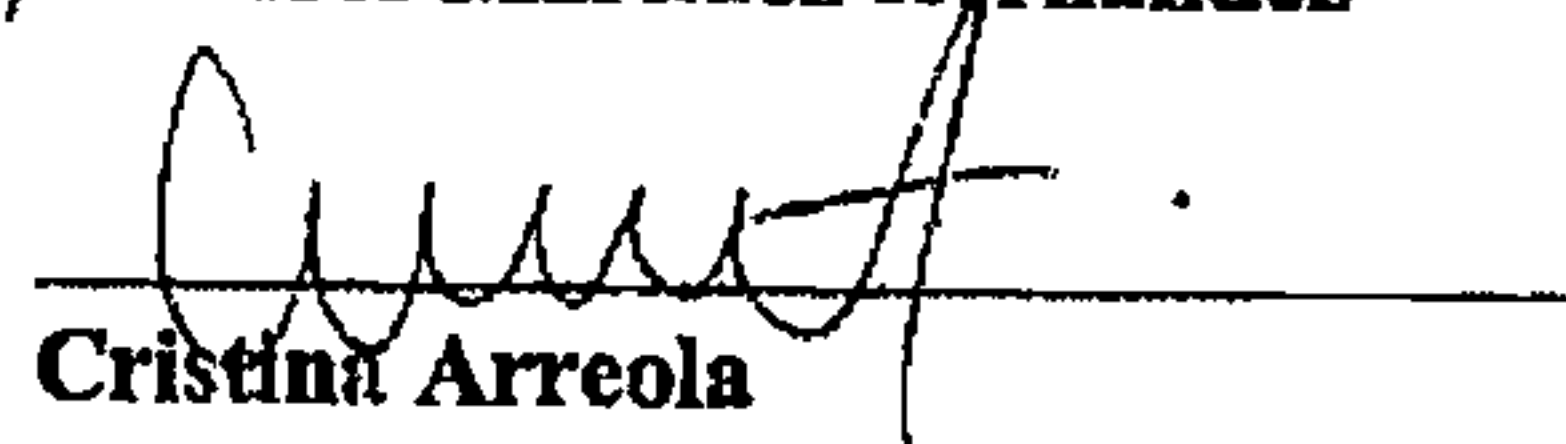
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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.



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IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4th day of September, 2024.

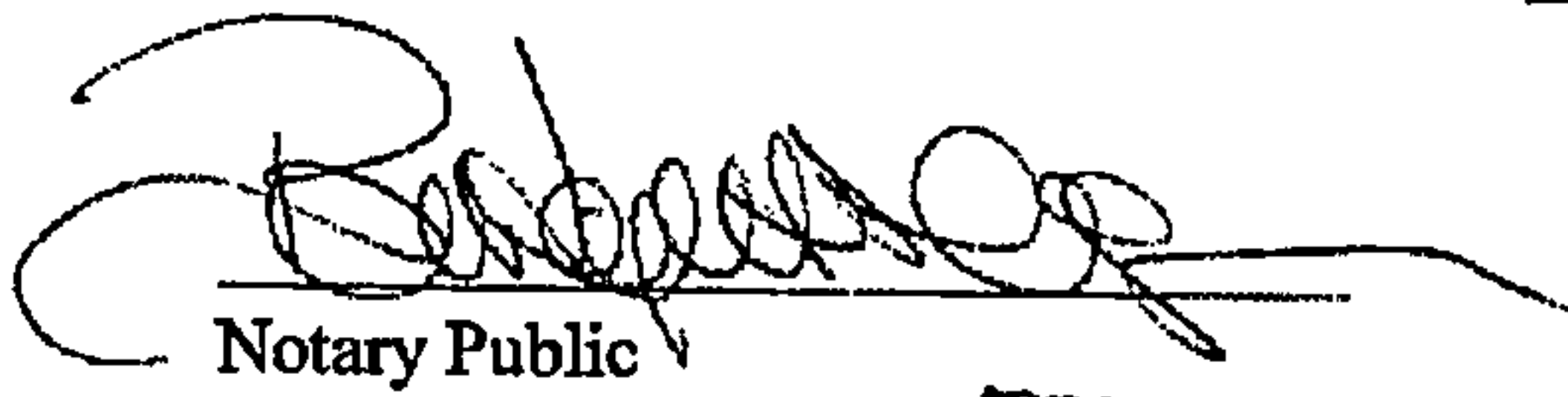

Roberto Martinez Hernandez


Cristina Arreola

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Roberto Martinez Hernandez and Cristina Arreola, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, 2024.


Notary Public

My Commission Expires

