

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

**Grantee's Mailing Address/
Send Tax Notice To:**
Kayla Self
Seth Self
713 Crosscreek Trl
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Tammy Tamez as Trustee of
the Tamez Living Trust dated November 30, 2023, and any amendments thereto**

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

Kayla Self and Seth Self

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 13, in Block 2, according to the Survey of Cahaba Valley Estates, First Sector, as recorded in Map Book 5, Page 84, in the Office of the Judge of Probate of Shelby County, Alabama.

Tammy Tamez is one and the same person as Tammy K. Tamez.

\$304,486.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 27th day of September, 2024.

**TAMEZ LIVING TRUST DATED NOVEMBER 30, 2023,
AND ANY AMENDMENTS THERETO**

by: Tammy K Tamez
Tammy Tamez, Trustee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Tammy Tamez as Trustee of **Tamez Living Trust dated November 30, 2023, and any amendments thereto** whose name is 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, Tammy Tamez in her capacity as Trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and seal this September 27, 2024.

My Commission Expires:

Luke A Henderson
Notary Public



Grantor's Address: 713 Crosscreek Trl, Pelham, AL 35124

Property Address: 713 Crosscreek Trl., Pelham, AL 35124

Parcel ID Number: 13 1 12 2 001 068.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2024 02:34:32 PM
\$37.00 PAYGE
20240927000302830

Allie S. Bayl