
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

SEND TAX NOTICE TO:
Roberto Escobar and Zulma Escobar
101 Grasonville Rd.
Alabaster, AL 35007

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thirty Thousand And No/100 (\$230,000.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, we, **William S. Fortenberry and Jessica C. Fortenberry**, a married couple, (herein referred to as Grantors), whose mailing address is 239 Meadowood Ln Monteville AL 35115 do hereby grant, bargain, sell and convey unto **Roberto Escobar and Zulma Escobar** (herein referred to as Grantees), whose mailing address is **101 Grasonville Rd., Alabaster, AL 35007** for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is **101 Grasonville Rd., Alabaster, AL 35007** to-wit:

Lot 102, according to the plat of Chesapeake Subdivision, as recorded in Map Book 37, Page 123, in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

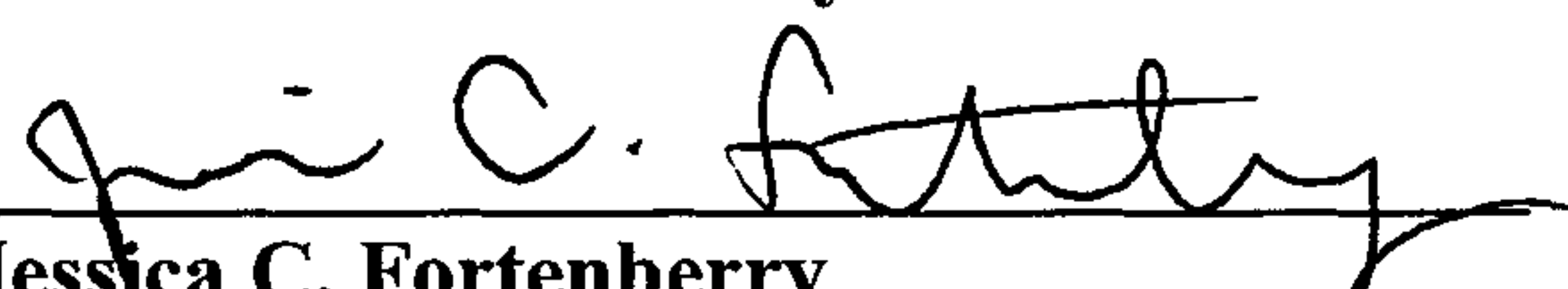
TO HAVE AND TO HOLD unto the said Grantees for and during his, her, or their joint lives as joint tenants and upon the death of either of him, her, or them, then to the survivorship of his, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, his, her, or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have hereunto set his, her or their signatures and seals, this the 25th day of October, 2024.


William S. Fortenberry


Jessica C. Fortenberry

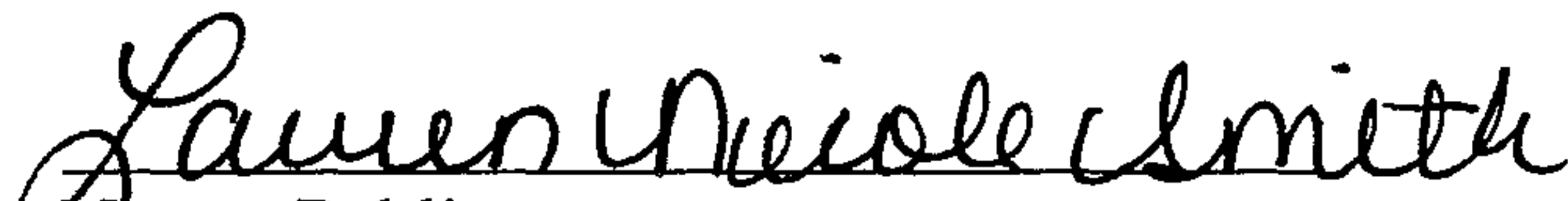
STATE OF ALABAMA

COUNTY OF JEFFERSON

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **William S. Fortenberry and Jessica C. Fortenberry**, 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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of October, 2024.


Notary Public

My commission expires: 02/09/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2024 08:48:27 AM
\$255.00 PAYGE
20241025000334370

Allen S. Bayl

