

SEND TAX NOTICE TO:

Jose Lopez and Irma Mireles Jiménez
1253 Norman Drive
Leeds, AL 35094

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 **TWENTY THOUSAND AND 00/100 (\$20,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Christa M. Clackley, a single person, and Brooklyn L. Clackley, a single person**, whose address is 295 Mountain Olive Drive, Pell City, AL 35125, (hereinafter "Grantor", whether one or more), by **Jose Lopez and Irma Mireles Jiménez**, whose address is 1253 Norman Drive, Leeds, AL 35094, (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 **Jose Lopez, a married person, and Irma Mireles Jiménez, a single person**, the following described real estate situated in Shelby County, Alabama, the address of which is **178 Wehapa Drive, Leeds, AL 35094 to-wit:**

Tract or parcel of land situated in the NE 1/4 of the NE 1/4 of Section 18, Township 18 South, Range 1 East and being more particularly described as follows: Commence at the NE corner of said section 18 and run S 89 deg. 52' 51" W along the North line of said section 345.65 ft. to the point of beginning; thence run S 00 deg. 07' 09" E 208.71 ft.; thence run S 89 deg. 52' 51" W 104.35 ft.; thence run N 00 deg. 07' 10" W 208.71 ft. to the North line of said section; thence run N 89 deg. 52' 51" E along the North line of said section 104.35 ft; to the point of beginning.

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 \$0.00 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 19th day of June, 2024.

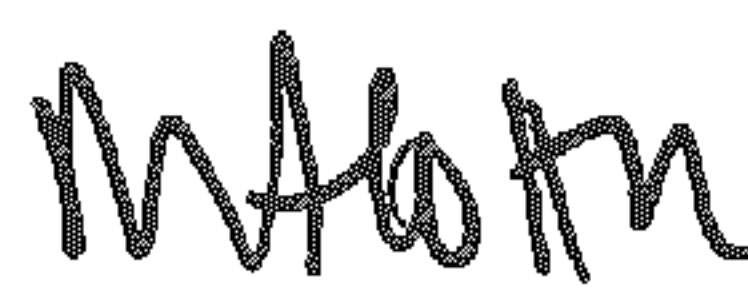

Christa M. Clackley

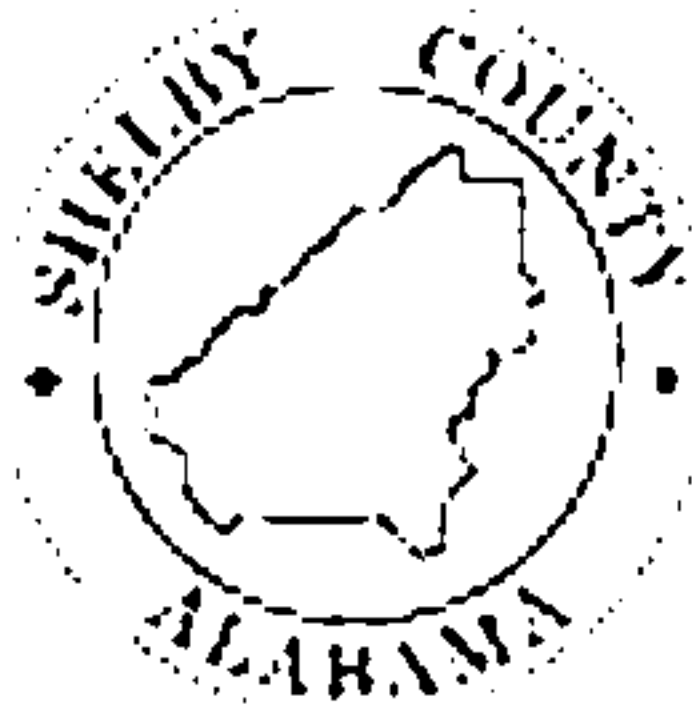
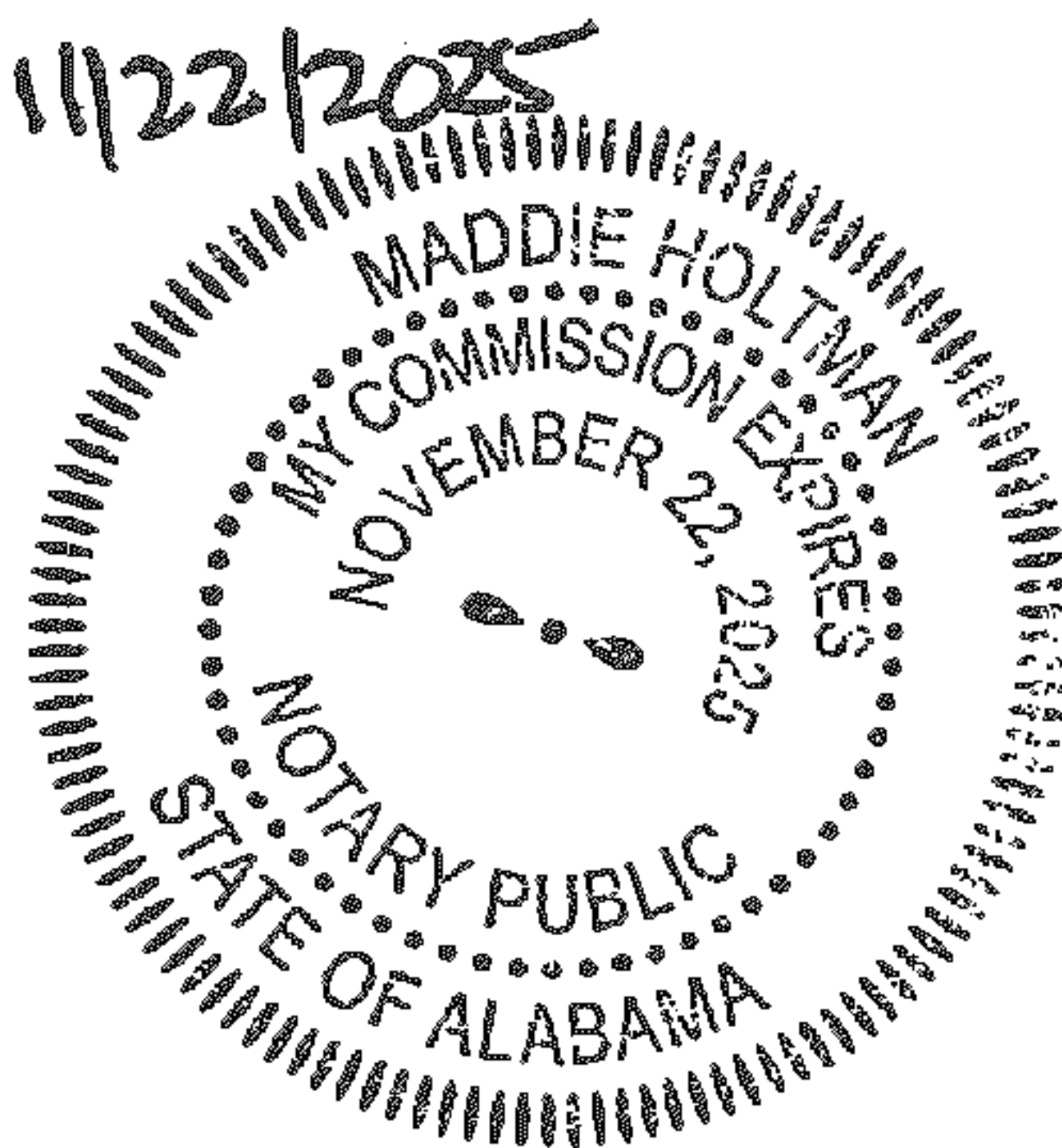

Brooklyn L. Clackley

STATE OF ALABAMA
COUNTY OF ST. CLAIR

I, the undersigned Notary Public in and for said County and State, hereby certify that Christa M. Clackley and Brooklyn L. Clackley 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 19th day of June, 2024.


Notary Public
My Commission Expires: 11/22/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2024 10:48:07 AM
\$45.00 DANIEL
20241107000347530

