

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Saul Alvarez Mata
928 Willow Bend Rd
Pelham, AL35124

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$280,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

Andrew Doelman and Joanne Doelman, a married couple, and Shue F. Doelman, an unmarried individual

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

Saul Alvarez Mata

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, Block 2, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$185,185.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his/her 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 8th day of November, 2024.


Andrew Doelman

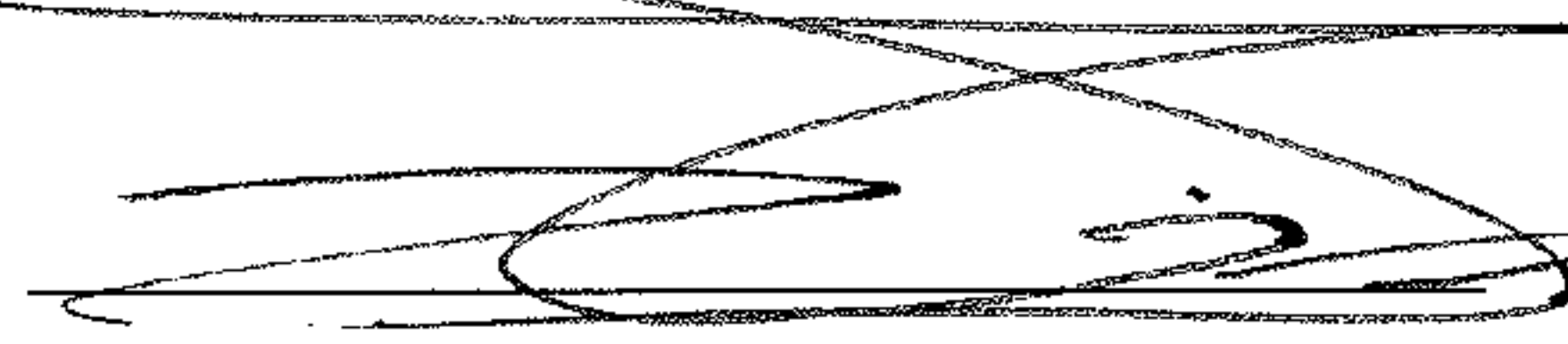

Joanne Doelman


Shue F. Doelman

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrew Doelman and Joanne Doelman and Shue F. Doelman**, whose names 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ~~8th~~ day of November, 2024.



Notary Public

My Commission Expires:

