

SEND TAX NOTICE TO:

Moises E. Hernandez
13930 Hwy 25
Calera, AL 35040

This instrument prepared by:

Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-24-279

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael Hermus and Suzanne Hermus, Trustees of Hermus Consulting 401(k) Plan dated January 1, 2009**, whose address is 2 Edgemarth Hill Road, Westport, CT 06880, (hereinafter "Grantor", whether one or more), by **Moises E. Hernandez**, whose address is 13930 Hwy 25, Calera, AL 35040, (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, **to-wit:**

Lot 8, according to the Survey of Shady Hills a Subdivision according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 16, Page 83, reference to which is hereby made in aid of and as a part of this description.

**FOR INFORMATIONAL PURPOSES ONLY:
Lot 8 - 124 Shady Hills Circle, Calera, AL 35040.**

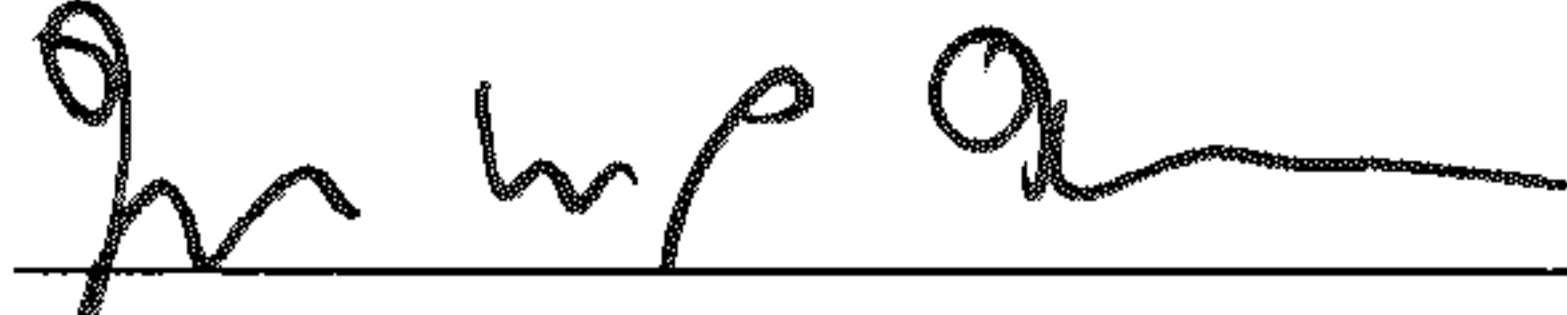
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights not owned by Grantor excepted.

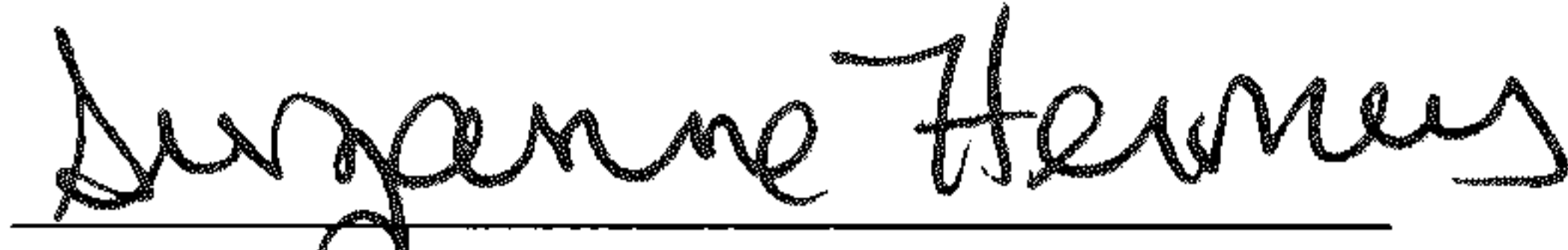
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns,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

(Remainder of Page Intentionally Left Blank – Signature Page Follows)

IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed on this ^{13TH 67} ~~12TH~~ day of November, 2024.

Hermus Consulting 401(k) Plan dated January 1, 2009

By: 
Michael Hermus, Trustee

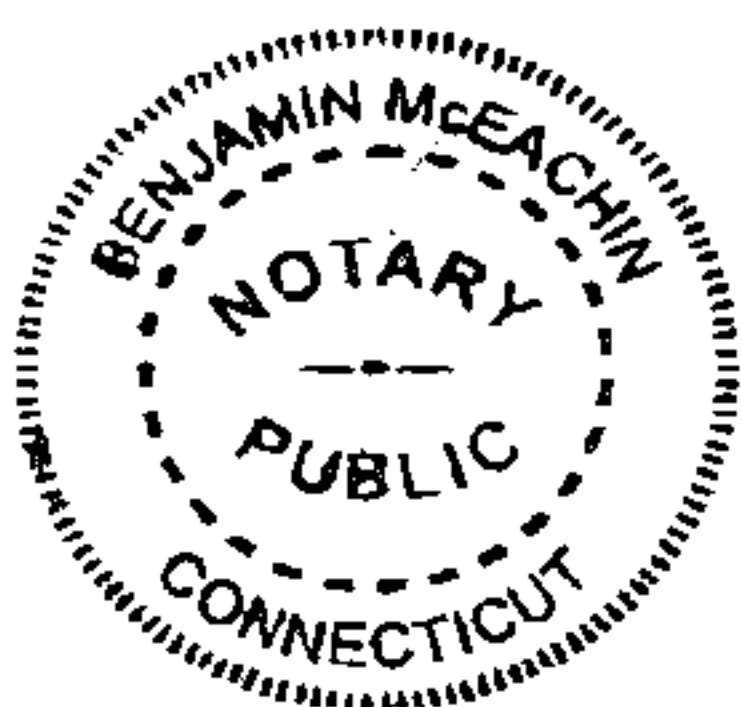
By: 
Suzanne Hermus, Trustee

STATE OF CT.
COUNTY OF FAIRFIELD

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Michael Hermus and Suzanne Hermus, whose names as trustees of the Hermus Consulting 401(k) Plan dated January 1, 2009, 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, in their capacity as trustees and with full authority, executed the same voluntarily and in their capacity for and as the act of said trust on the day the same bears date.

Given under my hand and seal this ^{13TH 67} ~~12TH~~ day of November, 2024.

> 
Notary Public



BENJAMIN MCEACHIN
NOTARY PUBLIC
State of Connecticut
My Commission Expires
May 31, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2024 01:42:20 PM
\$206.00 DANIEL
20241114000353900

Allen S. Bayl