

This Instrument Prepared by:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB

SEND TAX NOTICE TO:

125 Elysian Way  
Montevallo AL 35115

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Curtis R. Upchurch and Tammy M. Upchurch** a married couple whose mailing address is: 4955 Countryside Rd 264 Clanton AL 35046 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Roberto Martinez Hernandez** whose mailing address 125 Elysian Way Montevallo AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 729 Block Street Unit A. Montevallo, AL 35115

Lot 2, according to the Survey of Valley Bloch Townhomes as recorded in Map Book 38, Page 143, in the Probate Office of Shelby County, Alabama.

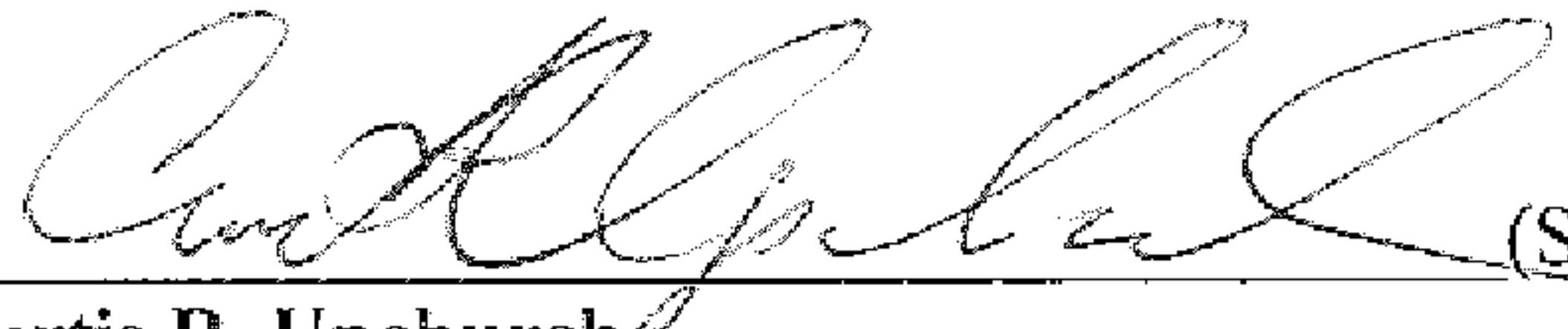
Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

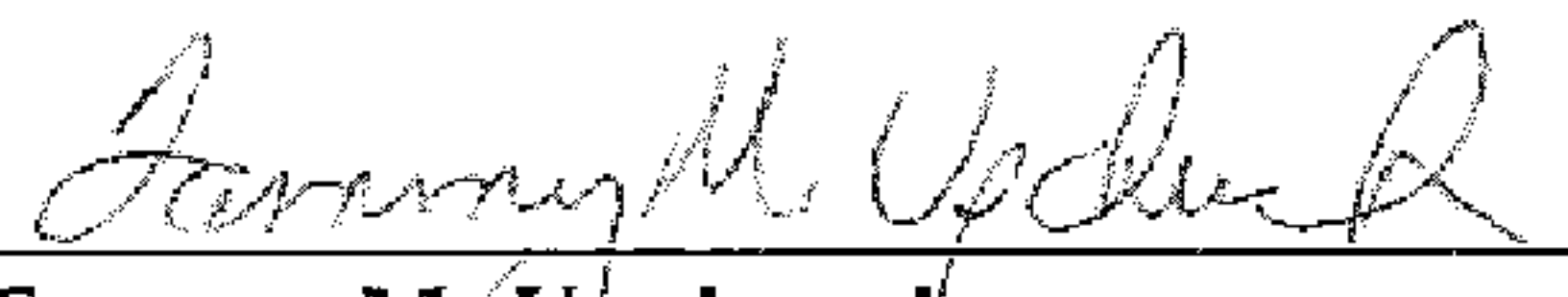
\$126,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22<sup>nd</sup> day of November, 2024

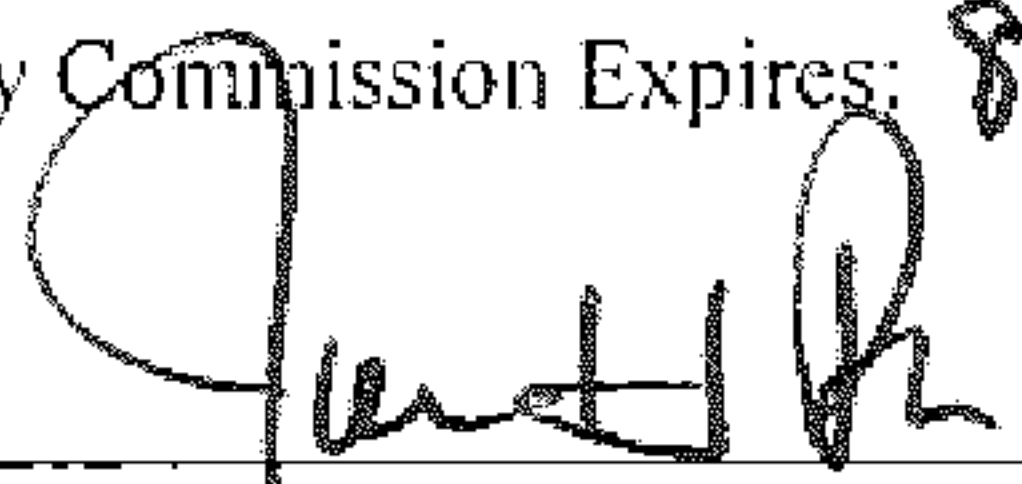
 (Seal)  
Curtis R. Upchurch

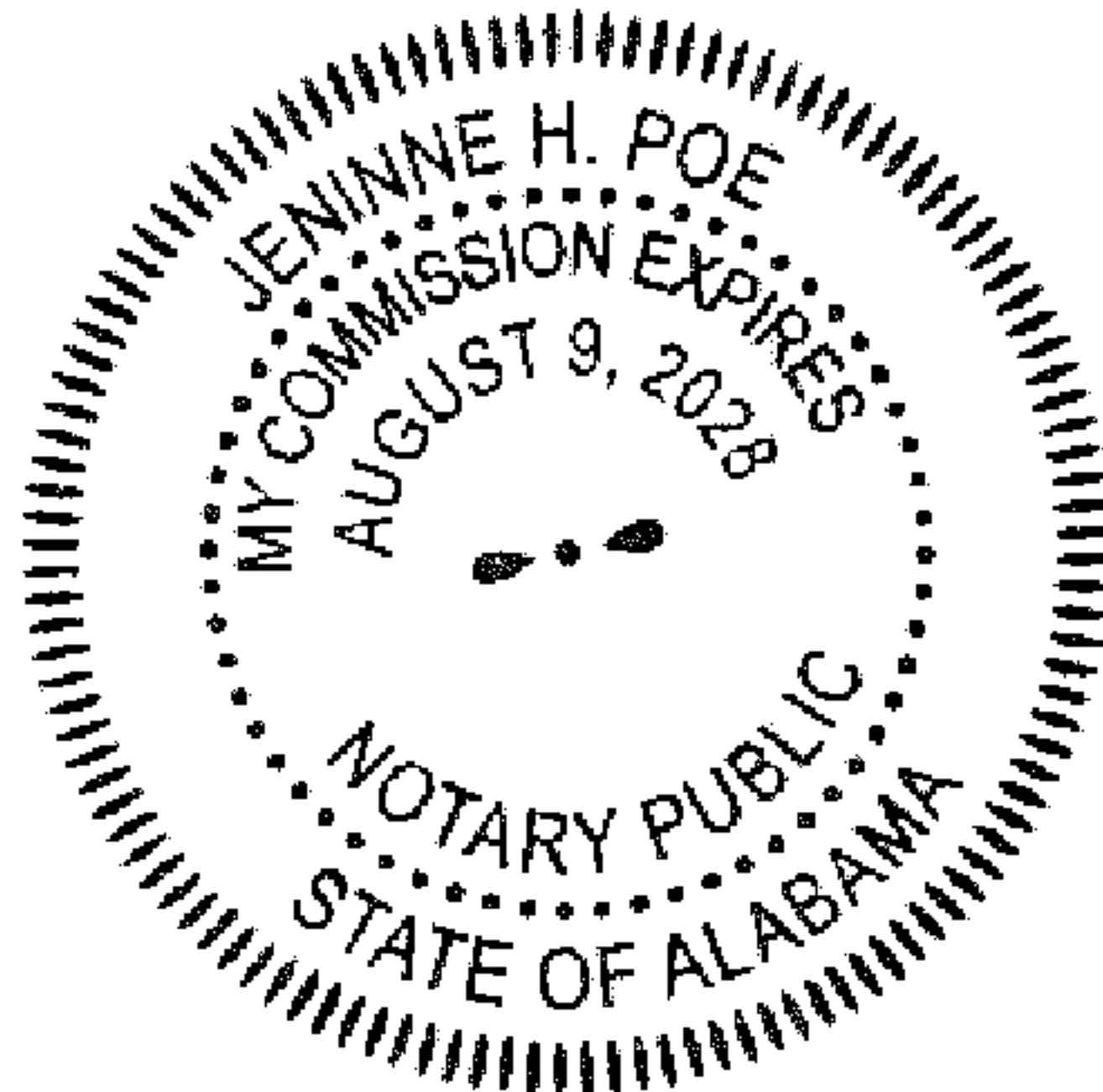
 (Seal)  
Tammy M. Upchurch

STATE OF Alabama Shelby County ss:

I, Jenime H. Poe, a Notary Public in and for said county in said state, hereby certify that **Curtis R. Upchurch and Tammy M. Upchurch** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 22<sup>nd</sup> day of Nov., 2024

My Commission Expires: 8-9-28  
  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/25/2024 01:01:10 PM  
\$79.00 PAYGE  
20241125000365310

