

SEND TAX NOTICE TO:

Carlos Manuel Hernandez Trejo and Monserrath Olarte Zunun
1215 Kensington Boulevard
Calera, AL 35040

This instrument prepared by:

Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-24-304

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Shelton Slater**, whose address is 837 Waterford Cove Lane, Calera, AL 35040, (hereinafter "Grantor", whether one or more), by **Carlos Manuel Hernandez Trejo and Monserrath Olarte Zunun**, whose address is 50 County Road 222, Jemison, AL 35085, (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 **Carlos Manuel Hernandez Trejo and Monserrath Olarte Zunun, as joint tenants with right of survivorship** the following described real estate situated in Shelby County, Alabama, **to-wit:**

Lot 103, according to the Survey of Kensington Place, Phase 1, Sector 1, as recorded in Map Book 37, Page 147, in the Probate Office of Shelby County, Alabama.

FOR INFORMATIONAL PURPOSES ONLY:

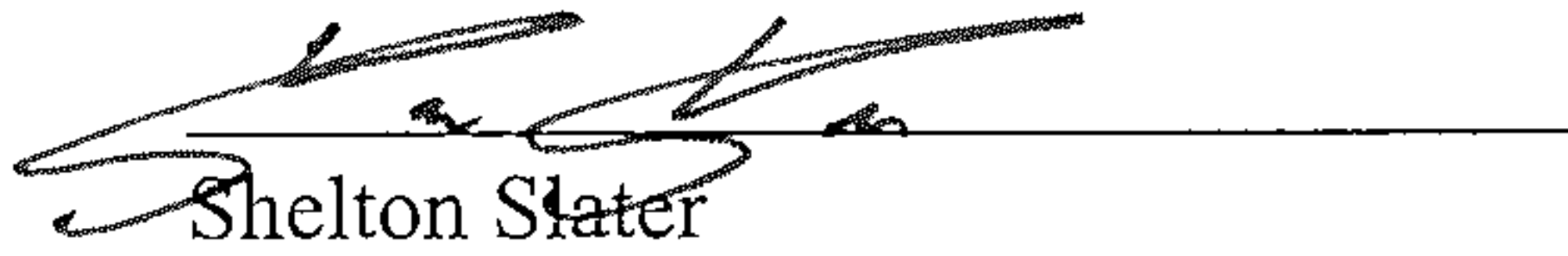
Address is 1215 Kensington Boulevard, Calera, AL 35040.

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.

Subject to a third-party mortgage in the amount of \$270,019.00 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.

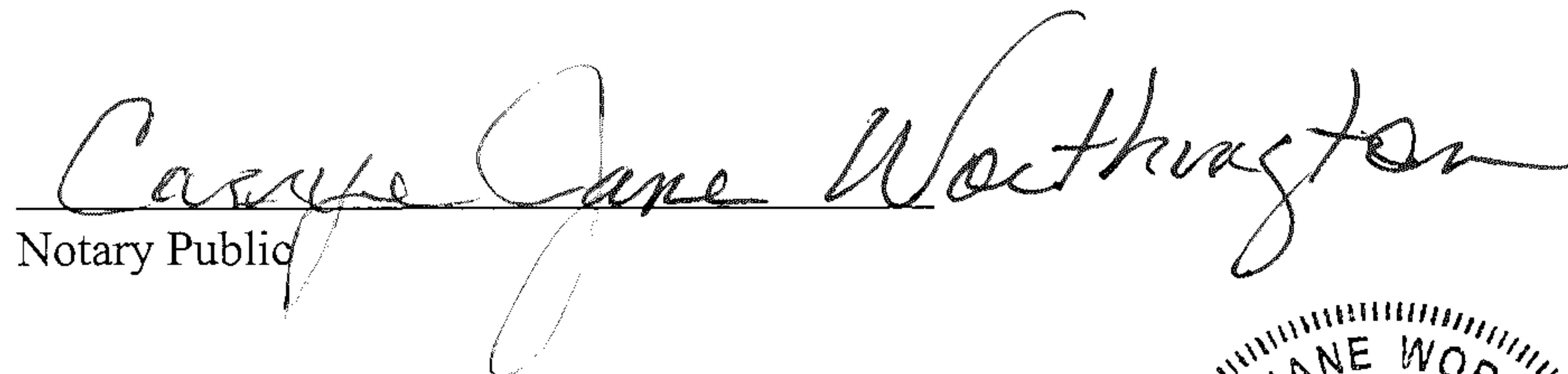
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of November, 2024.

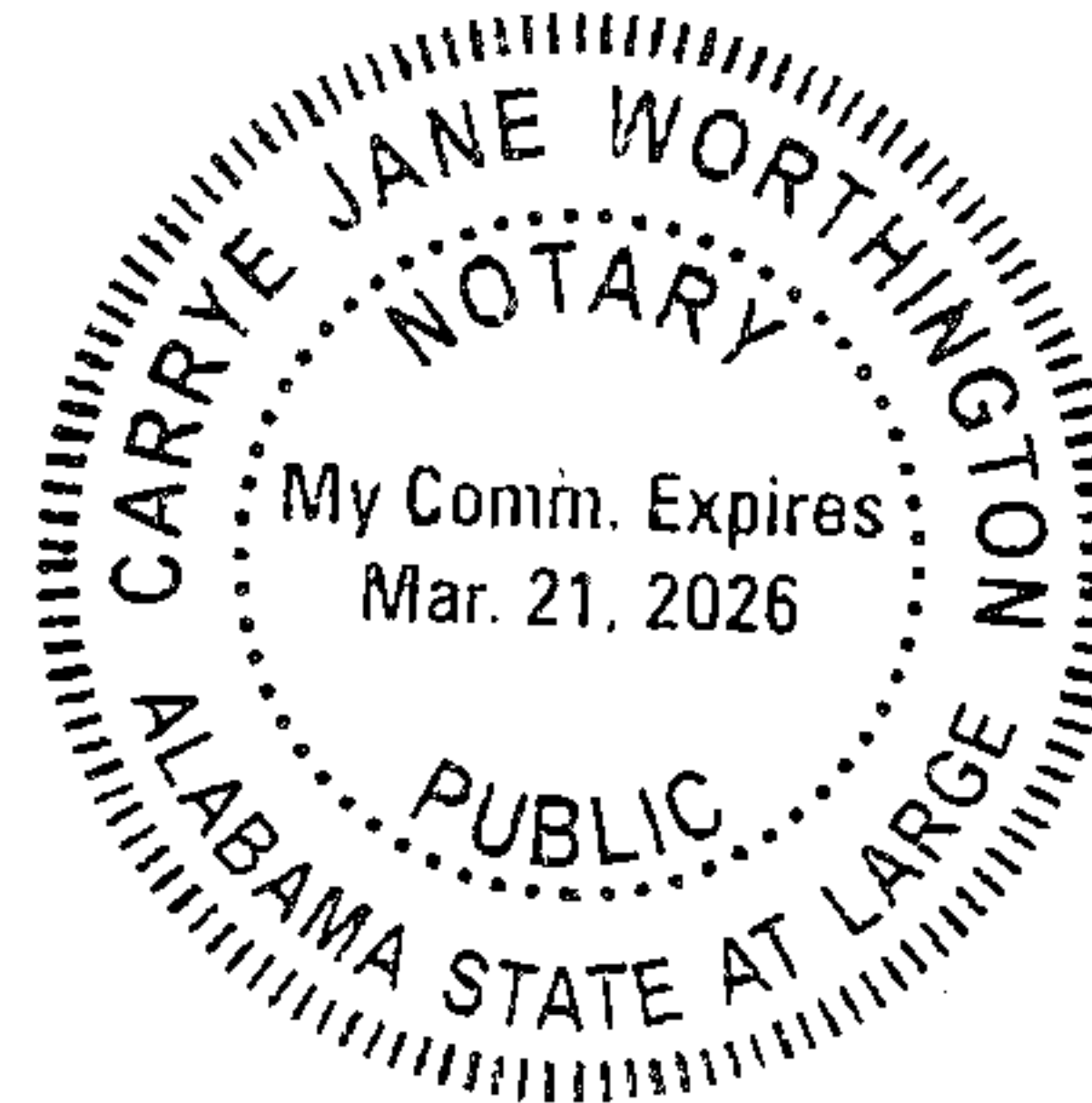

Shelton Slater

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Shelton Slater, whose name(s) 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26th day of November, 2024.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2024 10:54:06 AM
\$30.00 JOANN
20241203000372140

