

SEND TAX NOTICE TO:

Jorana Aviles, LLC
260 Commerce Street
Montevallo, AL 35115

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 **THREE HUNDRED SIXTY THOUSAND AND 00/100 (\$360,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Aaron Juan Hernandez, an unmarried person**, whose address is , (hereinafter "Grantor", whether one or more), by **Jorana Aviles, LLC**, whose address is 260 Commerce Street, Montevallo, AL 35115, (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 **Jorana Aviles, LLC, a Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 260 Commerce Street, Montevallo, AL 35115 to-wit:**

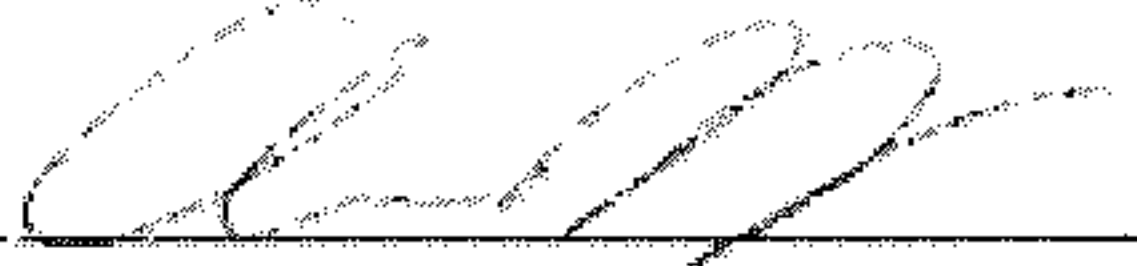
Begin at the intersection of the Westerly right of way line of Cedar Street and the Southerly right-of-way of Commerce Street, and run Southerly along the Westerly line of Cedar Street a Distance of 154.0 feet; thence right and run Westerly a Distance of 80.5 feet; thence right and run Northerly 154.0 feet to a point on the Southerly right-of-way line of Commerce Street; thence right and run Easterly 80.5 feet to point of beginning. Being situated in the W 1/2 of the NW 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama. Situated in Shelby County, Alabama.

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 5th day of December, 2024.

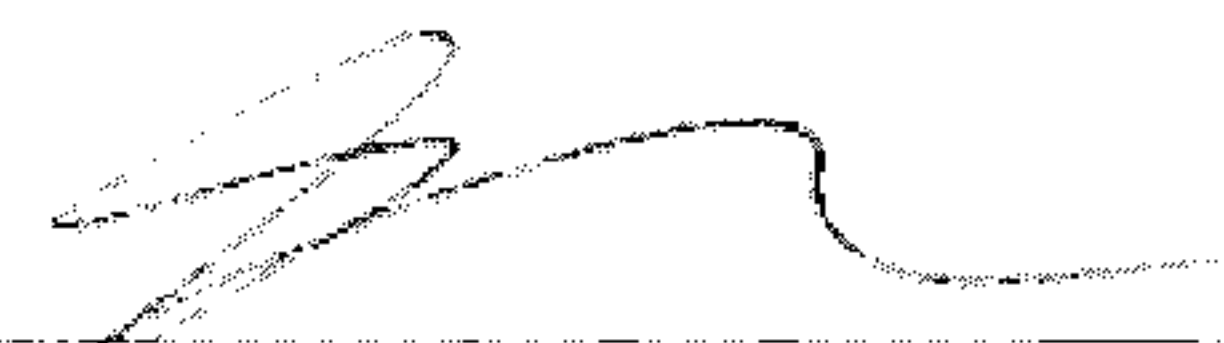


Aaron Juan Hernandez

STATE OF ALABAMA
COUNTY OF JEFFERSON

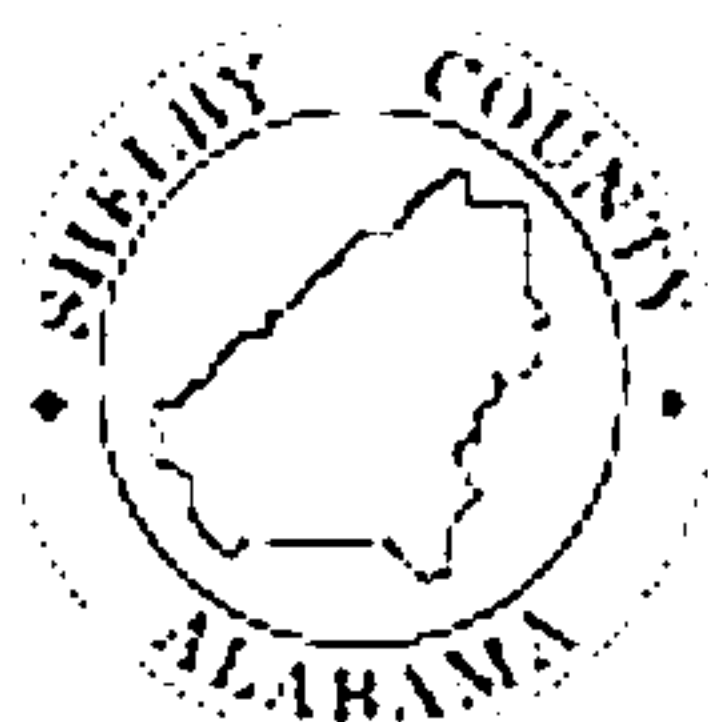
I, the undersigned Notary Public in and for said County and State, hereby certify that Aaron Juan Hernandez whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of December, 2024.



Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2024 03:27:30 PM
\$385.00 BRITTANI
20241210000379840

