

This instrument was prepared by:  
William P. Sproule, Attorney at Law  
705 Pleasant Grove Road, Suite 110  
Pleasant Grove, AL 35127

Address for taxes:  
Oscar Garcia Maciel  
498 River Crest Dr. N  
Helena, AL 35080

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama )  
Shelby County )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Three Hundred Thirty-Seven Thousand (\$ 337,000.00) and no/100--Dollars and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Austin T. Hutchens and his wife Juliet M. Ragusa whose address is 498 River Crest Drive N, Helena, AL 35080 (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Oscar Garcia Maciel and his wife Ana Cecilia Alvarez Torres whose address is 498 River Crest Drive N, Helena, AL 35080 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 2030 according to the Survey of Old Cahaba Phase V, 6th Addition, as recorded in Map Book 37, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 498 River Crest Drive N, Helena, AL 35080  
Parcel No.: 13 9 30 1 003 042.000

Subject to:

1. Ad valorem taxes for the current tax year, 2025 and subsequent tax years.
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Easements, rights of way and other reservations and restrictions of record, if any.

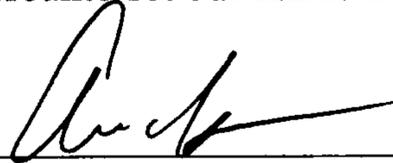
\$ 326,890.00 of the above conveyance paid from the proceeds of a first mortgage loan executed simultaneously herewith in favor of Rocket Mortgage.

**TO HAVE AND TO HOLD** to the said GRANTEES as joint tenants with right of survivorship.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7<sup>th</sup> day of March, 2025.

  
AUSTIN T. HUTCHENS

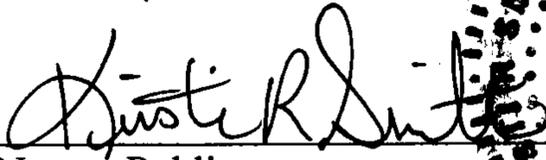
  
JULIET M. RAGUSA

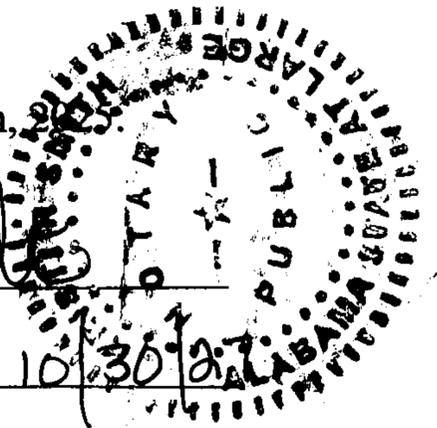
**GENERAL ACKNOWLEDGMENT**

State of ALABAMA )  
Bibb County )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Austin T. Hutchens and his wife Juliet M. Ragusa, whose names 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 this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of March, 2025.

  
Notary Public  
My Commission Expires: 10/30/27



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/07/2025 12:43:17 PM  
\$35.50 JOANN  
20250307000068670

