

Send Tax Notice to:

Mary Esther Wertz  
1120 Lawley St  
Helena, AL 35080

[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 Seventy Thousand and 00/100 Dollars (\$170,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Lucia Reyes, a married woman as to her non-homestead property** (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address

\_\_\_\_\_ is  
4419 Old Cahaba Pkwy, Helena, AL 35080 does  
hereby grant, bargain, sell and convey unto **Mary Esther Wertz**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is  
1120 Lawley St., Helena, AL 35080, the  
following described real estate, situated in Shelby County, Alabama, having an address of 1120 Lawley St., Helena, AL 35080 to wit:


**Lots 16, 17 and 18, of Block G, according to the Map of Liberty Heights addition to Helena, Alabama, recorded in Map Book 3, at Page 26 in the Probate Office of Shelby County, Alabama.**

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

\$166,920.00 of the consideration recited above was paid from a Purchase Money Mortgage, along with a second mortgage in the amount of \$6,800.00, both of which are executed simultaneously herewith

**To Have and To Hold** to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21<sup>st</sup> day of March, 2025.


  
\_\_\_\_\_  
Lucia Reyes

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that **Lucia Reyes**, 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 this conveyance, he/she/they executed the same voluntarily as Authorized Member(s), in his/her/their official capacity, and with full authority.

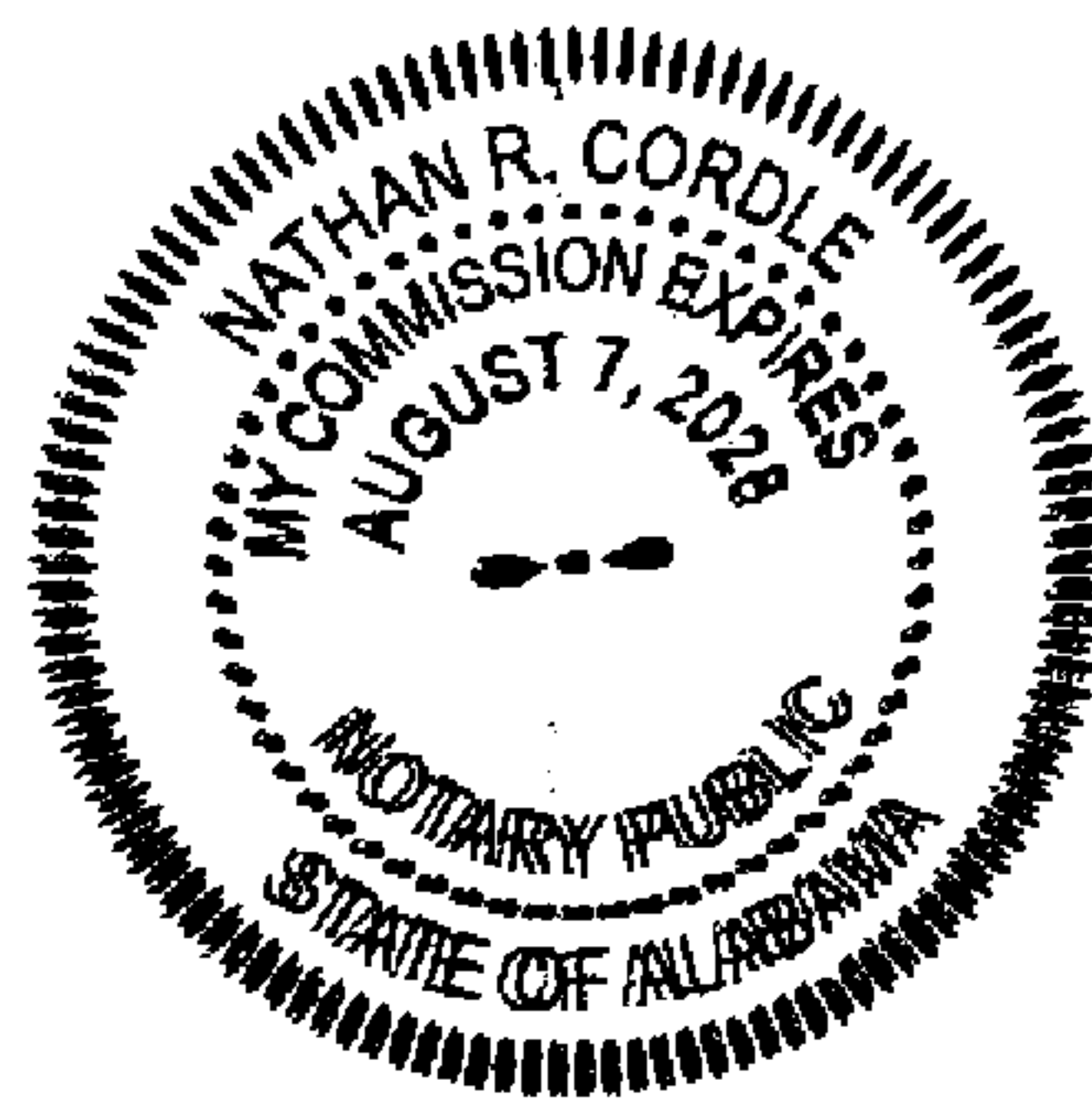
WITNESS my hand and official seal in the county and state aforesaid this the 21<sup>st</sup> day of March, 2025.

  
\_\_\_\_\_  
Notary Public

[SEAL]

My Commission Expires: 8/7/28

This instrument was prepared by:  
Nathan R. Cordle, Esq.  
4320 7<sup>th</sup> Avenue South  
Birmingham, AL 35222  
(205) 454-9121



File No.: ATB4428



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/28/2025 02:14:19 PM  
\$26.00 JOANN  
20250328000093810

*Allie S. Bayl*