

Send Tax Notice to:

Javier Reyes Cortes and Lucia Reyes
4419 Old Cahaba Pkwy
Helena, AL 35080

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **One Hundred Fifty Five Thousand and 00/100 Dollars (\$155,000.00)**, 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, **Kathleen E. Burnett, 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

140 Whitestone Trl, Calera, AL 35040 does hereby grant, bargain, sell and convey unto **Javier Reyes Cortes and Lucia Reyes** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 4419 Old Cahaba Pkwy, Helena, AL 35080, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, having an address 228 3rd St., Helena, AL 35080 to wit:

Part of Lot 5 in Block 8 in the Town of Helena, Alabama, located as follows:

Beginning at a point 50 feet north from the SW corner of Block 8, thence east 200 feet, thence north 50 feet, thence west 200 feet to Third Street, thence south 50 feet, along Third Street to commencing point. Lying on the east side of Third Street, in Section 15, Township 20, Range 3 West.

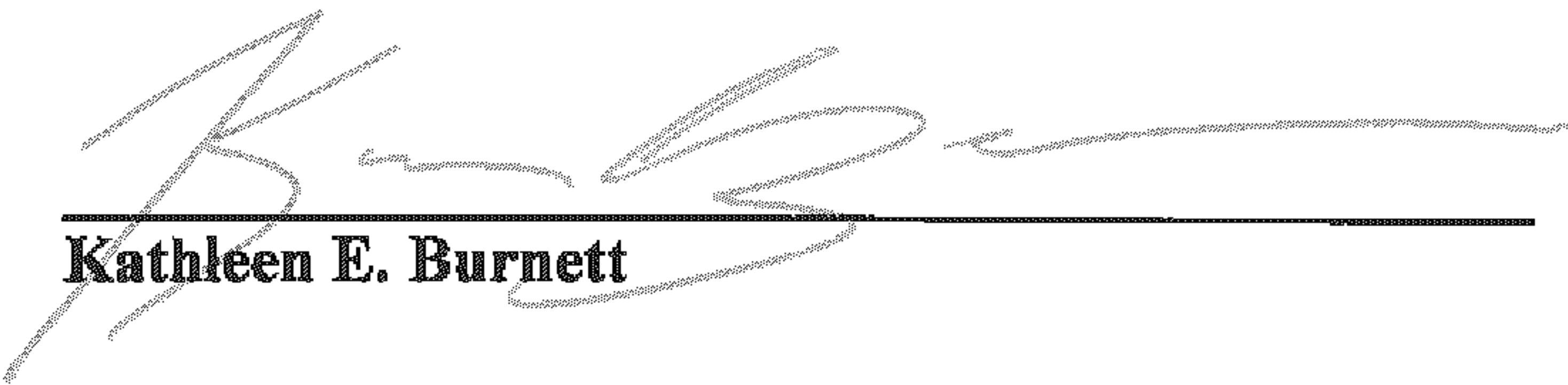
Also, one lot in the Town of Helena, situated as follows: South west corner of Block 8, Lot 6 fronting Third Street, commencing at the SW corner of Block 8, thence 50 feet north, thence 200 feet east, thence 50 feet south, thence 200 feet west to commencing point. Bounded as follows: On north by T.L. Wallace, on east by T.L. Wallace, on south by Second Avenue and on west by Third Street. Situated in 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.

To Have and To Hold to the said Grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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 28 day of March, 2025.

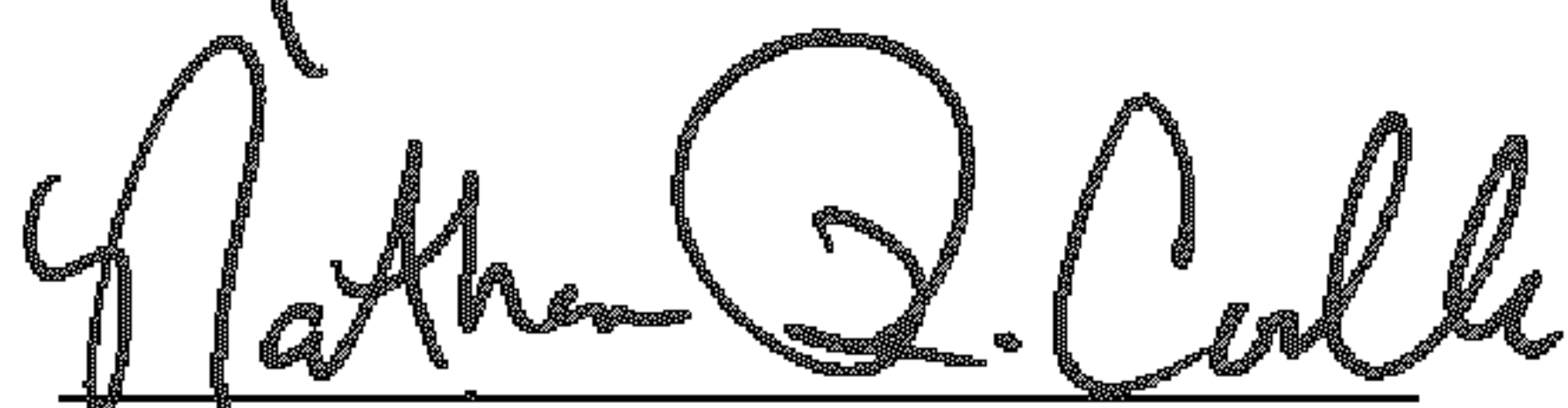

Kathleen E. Burnett

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that **Kathleen E Burnett**, 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 and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 27th day of March, 2025.


Notary Public

[SEAL]

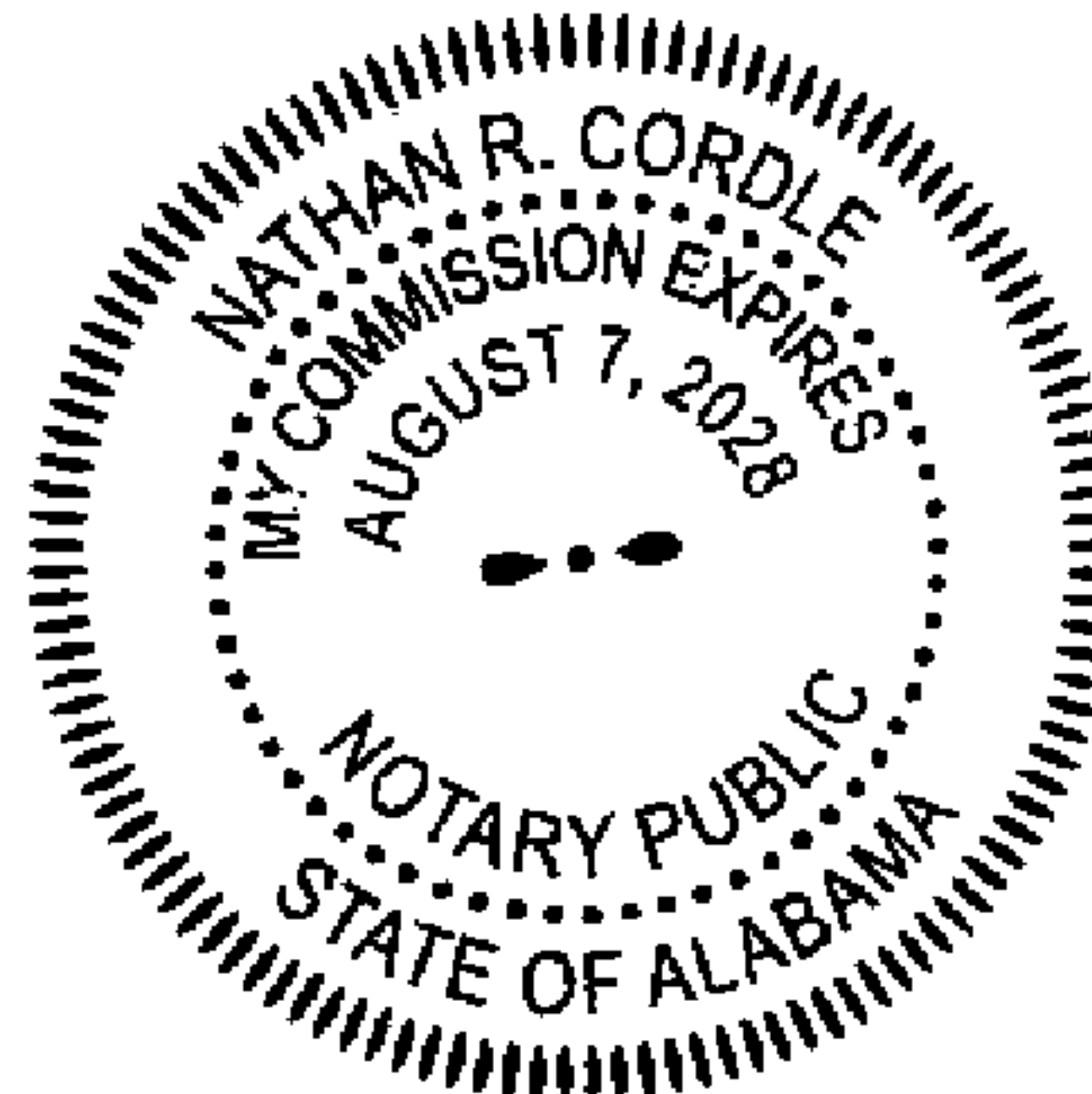
My Commission Expires: 8/7/2028

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

File No.: ATB4442



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/31/2025 11:25:33 AM
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Allen S. Bayl