

SEND TAX NOTICE TO:
Gerardo Casillas Gutierrez
1001 Glades Lane
Calera, AL 35040

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 **TWO HUNDRED TWENTY TWO THOUSAND AND 00/100 (\$222,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jennifer L. Bryant fka Jennifer Leigh Bailey, a married woman**, whose address is 5512 Magnolia Trace, Hoover, AL 35244, (hereinafter "Grantor", whether one or more), by **Gerardo Casillas Gutierrez**, whose address is 1001 Glades Lane, Calera, AL 35040, (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 **Gerardo Casillas Gutierrez**, the following described real estate situated in Shelby County, Alabama, the address of which is 1001 Glades Lane, Calera, AL 35040 to-wit:

Lot 36A, according to the Resurvey of Lots 36-40, of The Glades at Whipoorwill, as recorded in Map Book 41, Page 50, in the Probate Office of Shelby County, Alabama.

Jennifer L. Bryant is one and the same person as Jennifer Leigh Bailey, grantee in that certain deed dated 03/12/2021 and recorded on 03/17/2021 as Instrument Number 20210317000132590 & re-recorded on 11/12/2021 as Instrument Number 20211112000545900 in the Probate Office of Shelby County, Alabama.

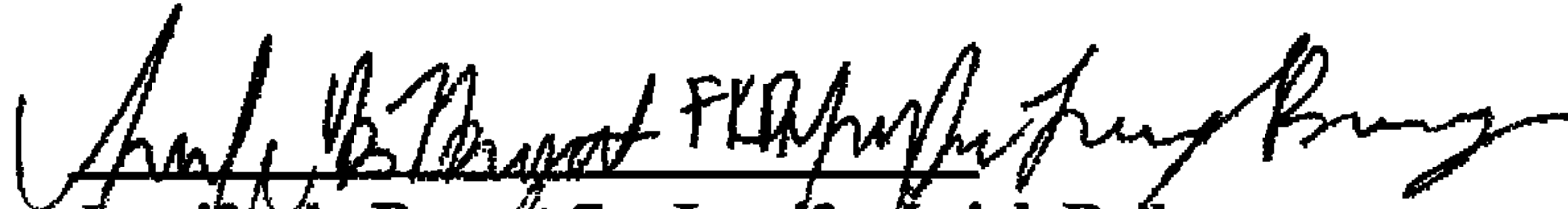
The herein described property does not constitute the homestead of the grantor nor that of her spouse.

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 \$197,000.00 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 her signature and seal on this 31st day of March, 2025.


Jennifer L. Bryant fka Jennifer Leigh Bailey

STATE OF ALABAMA
COUNTY OF SHELBY

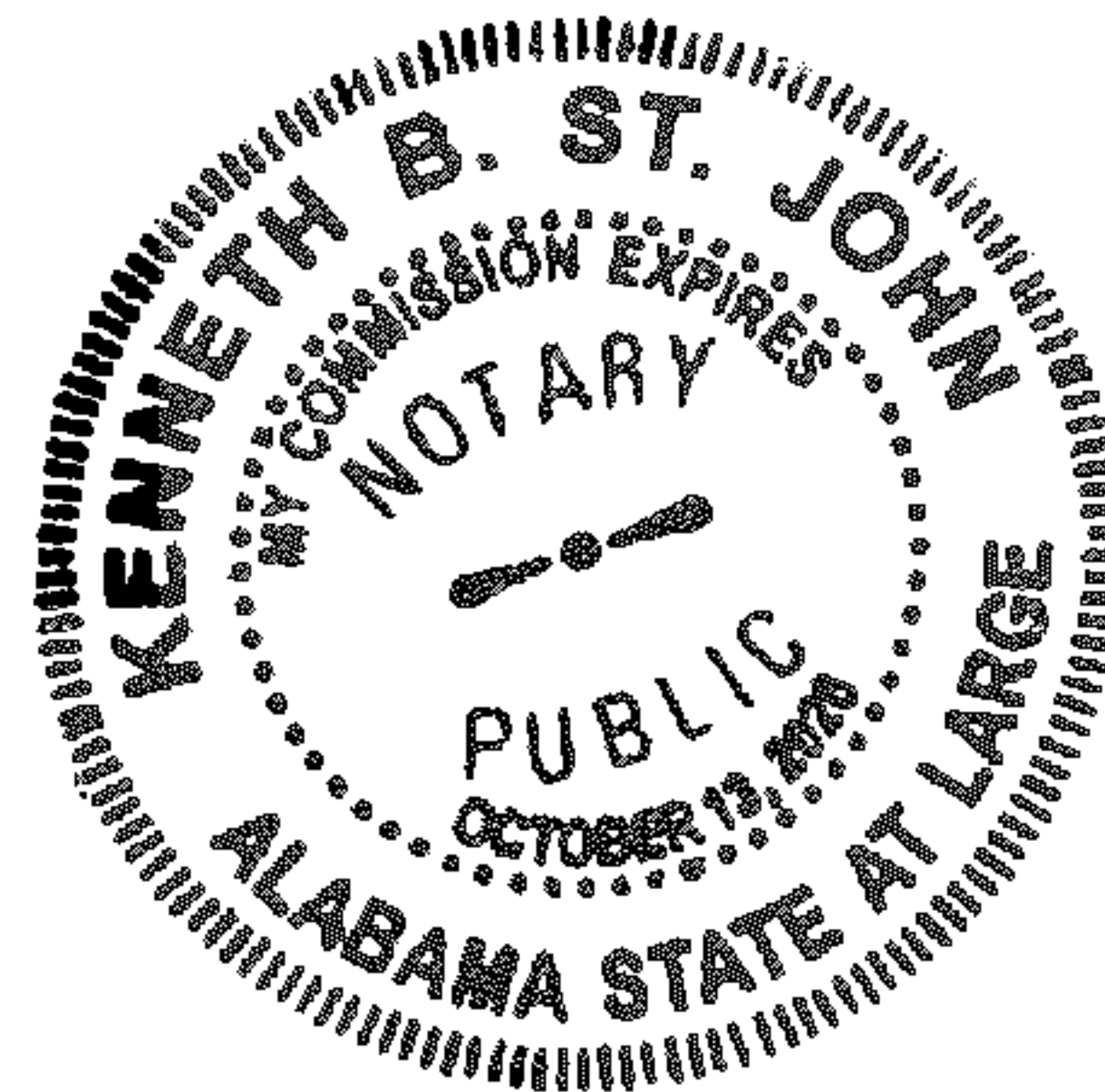
I, the undersigned Notary Public in and for said County and State, hereby certify that Jennifer L. Bryant fka Jennifer Leigh Bailey, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2025.


Notary Public

Printed Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2025 08:08:34 AM
\$50.00 BRITTANI
20250401000095480

