

SEND TAX NOTICE TO:

Karla P. Meraz Frayre
5145 County Road 43
Clanton, AL 35045

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 **ONE HUNDRED SIXTY ONE THOUSAND AND 00/100 (\$161,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lonnie T. Walker and Stephanie M. Walker, husband and wife**, whose address is 1548 Lincoln Boulevard, Unit B, Tracy, CA 95376 (hereinafter "Grantor", whether one or more), by **Karla P. Meraz Frayre**, whose address is 5145 County Road 43, Clanton, AL 35045 (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 **Karla P. Meraz Frayre**, the following described real estate situated in Shelby County, Alabama, **the address of which is 135 Winners Circle, Calera, AL 35040 to-wit:**

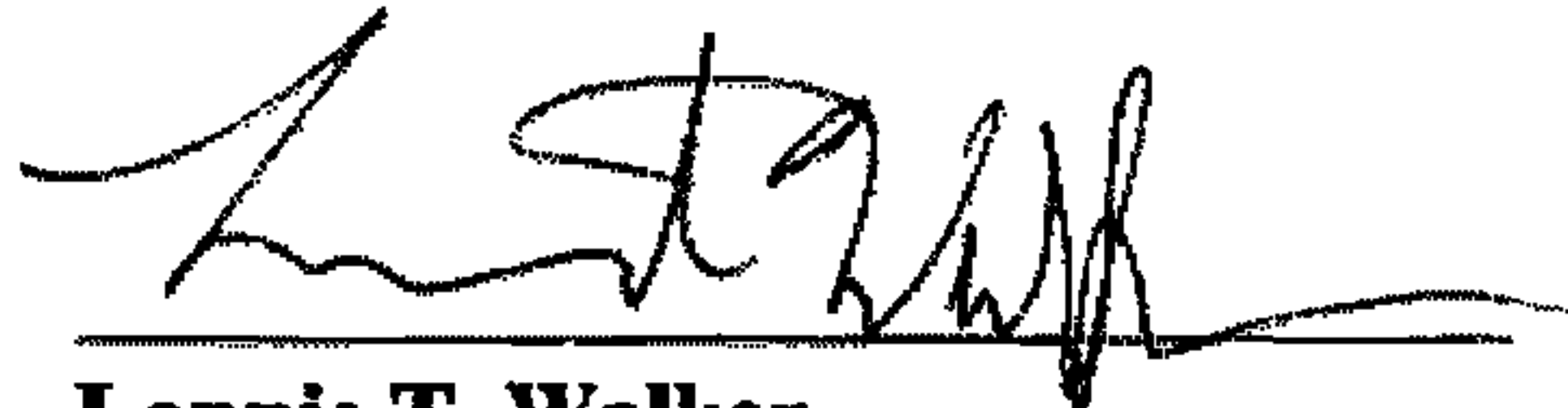
Lot 118, according to the Survey of Saratoga Townhomes, as recorded in Map Book 37, Page 4, previously recorded in Map Book 34, Pages 12 and 32, in the Probate Office of Shelby County, Alabama.

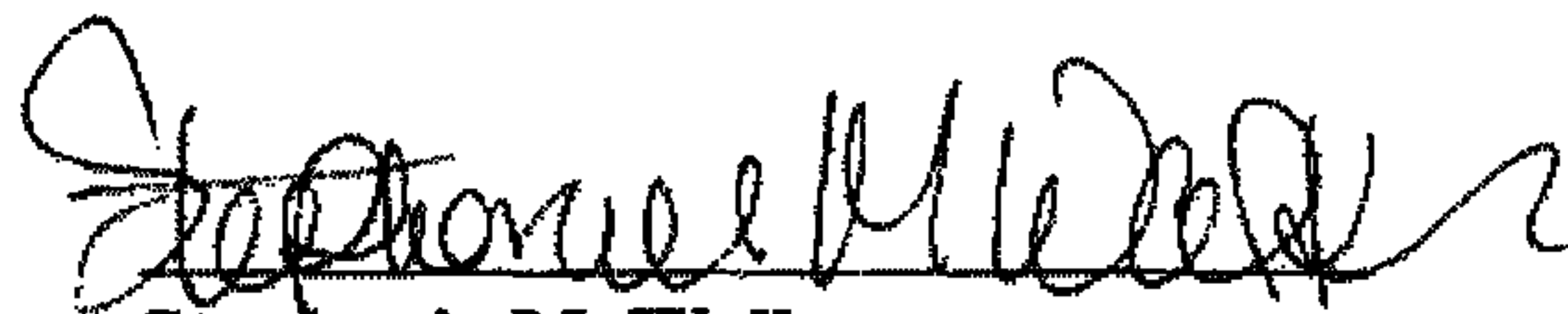
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

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 27th day of March, 2025.


Lonnie T. Walker


Stephanie M. Walker

STATE OF CALIFORNIA

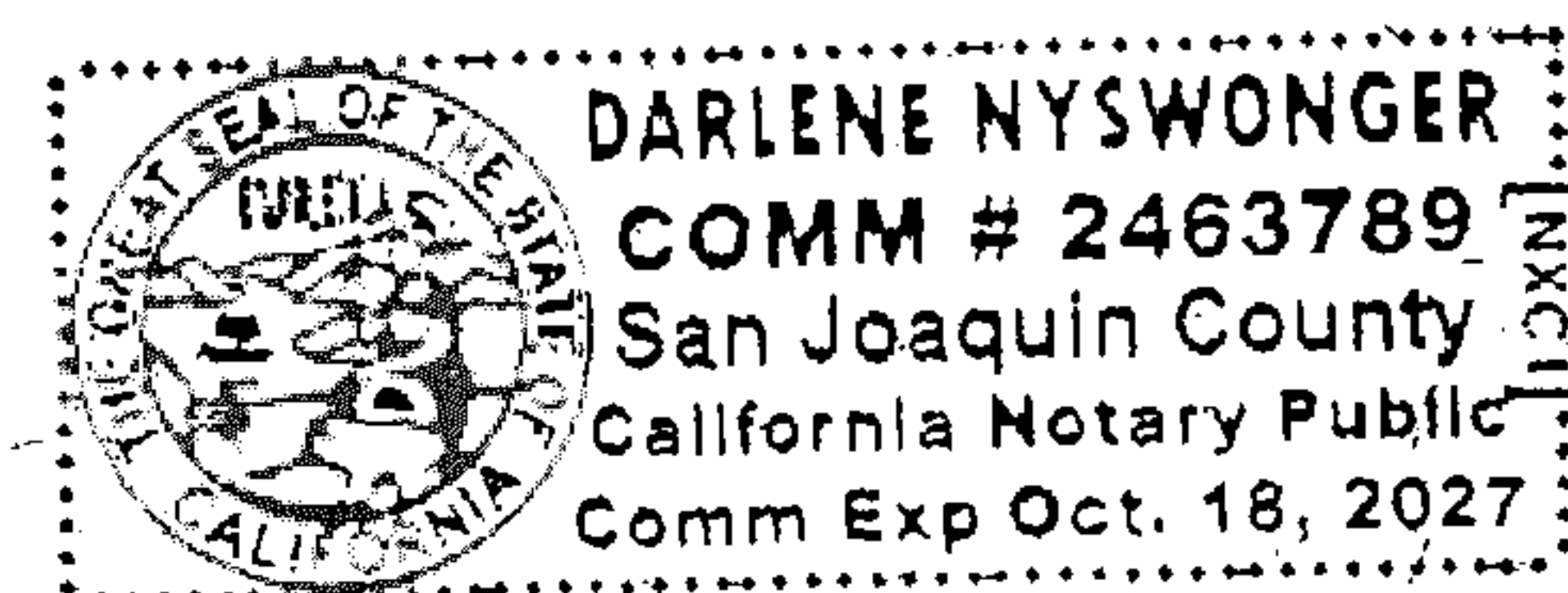
COUNTY OF San Joaquin

I, the undersigned Notary Public in and for said County and State, hereby certify that Lonnie T. Walker and Stephanie M. Walker 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2025.


Notary Public

My Commission Expires: 10/18/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2025 11:24:02 AM
\$186.00 BRITTANI
20250401000096030

