

SEND TAX NOTICE TO:

Jose Balderas Sanchez
735 County Road 67
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 **ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Elizabeth Ann Payton, as Personal Representative of the Estate of Tommy Lee Payton, deceased, Chilton County Probate Case No. PR-2019-0042, and Elizabeth Ann Payton, a married woman, Individually, as Devisee of the Estate of Tommy Lee Payton, deceased, Chilton County Probate Case No. PR-2019-0042,** whose address is **220 Saratoga Lane, Calera, AL 35040** (hereinafter "Grantor", whether one or more), by **Jose Balderas Sanchez**, whose address is 735 County Road 67, 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 **Jose Balderas Sanchez**, the following described real estate situated in Shelby County, Alabama, the address of which is 735 County Road 67, Calera, AL 35040 to-wit:

Lots 1A and 1B, according to the Resubdivision of Lot 1 of O'Neals Acres, Second Sector, as recorded in Map Book 49, Page 73, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel ID #'s: 35 1 11 0 000 001.006 and 35 1 11 0 000 001.015

735 County Road 67, Calera, AL 35040 is also known as 735 Highway 67, Calera, AL 35040.

Subject property includes a 1989 Patriot/Southridge Homes, comprised of two sections with the following serial numbers: SRP3223ACW1202 and SRP3223BCW1202. Said manufactured home is permanently affixed to said real property, with wheels and axles removed, to be taxed and assessed as realty, thereby forming a part of the realty.

The subject property conveyed herein does not constitute the homestead of the Grantor, Elizabeth Ann Payton, nor the homestead of her respective spouse.

Tommy Lee Payton, deceased, was one and the same person as Tommy Payton, grantee in deed recorded in Inst. No. 20110630000191090.

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 \$98,188.00 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 1st day of April, 2025.

The Estate of Tommy Lee Payton, deceased, Chilton County Probate Case No. PR-2019-0042

By: Elizabeth Ann Payton
Elizabeth Ann Payton, Personal Representative

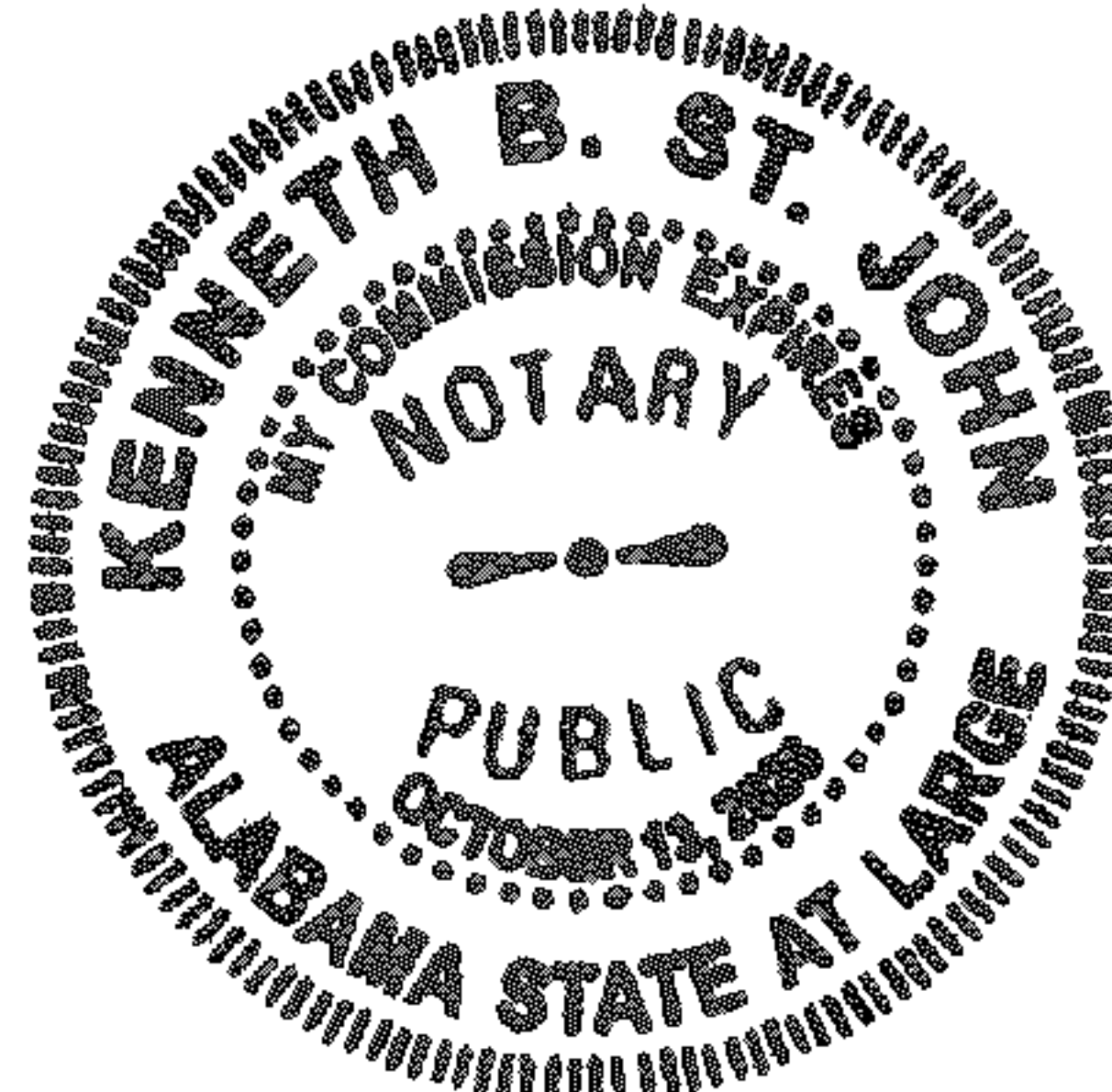
Elizabeth Ann Payton
Elizabeth Ann Payton, Individually
Devisee of the Estate of Tommy Lee Payton,
deceased, Chilton County Probate Case No. PR-2019-0042

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Elizabeth Ann Payton**, whose name as Personal Representative of the Estate of Tommy Lee Payton, deceased, Chilton County Probate Case No. PR-2019-0042 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, as such Personal Representative, and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2025.

Kenneth B. St. John
 Notary Public
 Print Name: Kenneth B. St. John
 My Commission Expires: 10/13/2026



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Elizabeth Ann Payton** 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.

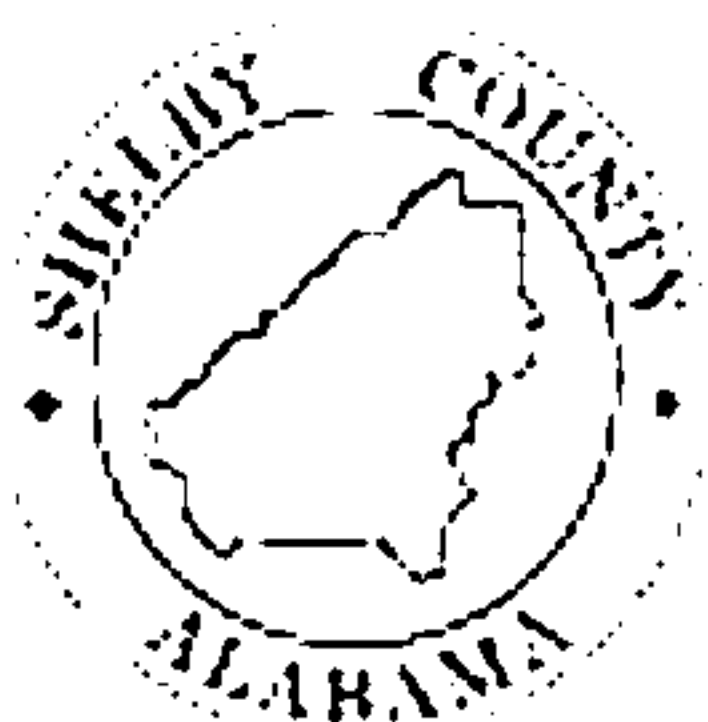
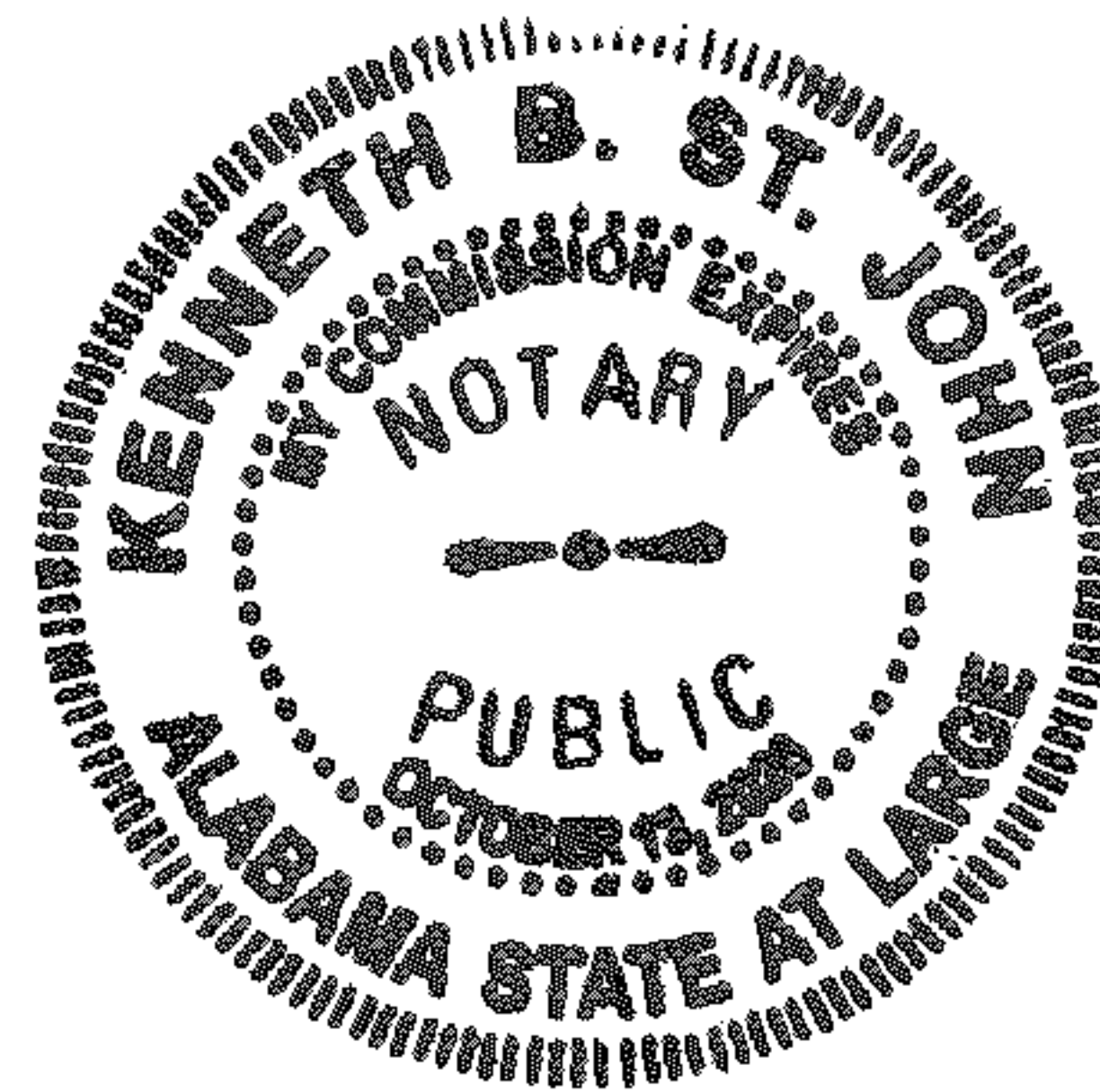
Given under my hand and official seal this 1st day of April, 2025.


Notary Public

Print Name:

My Commission Expires:

Kenneth B. St. John
10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2025 12:29:04 PM
\$32.00 BRITTANI
20250402000097990

Allie S. Bayl