

SEND TAX NOTICE TO:

Maria Gloria Zavala and Jose Luis Castelan
312 Dale Dr
Alabaster, AL 35007

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 SEVEN THOUSAND AND 00/100 (\$167,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mitchell Stroud, a married person, and Warren Stroud, a married person**, whose address is 984 Hickory Street, Moody, AL 35004, (hereinafter "Grantor", whether one or more), by **Maria Gloria Zavala and Jose Luis Castelan**, whose address is 312 Dale Dr, Alabaster, AL 35007, (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 **Maria Gloria Zavala, and Jose Luis Castelan, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 312 Dale Dr, Alabaster, AL 35007 to-wit:**

Lot 17, Block 1, according to the Survey of Green Valley as recorded in Map Book 5, Page 94, in the Office of the Judge of Probate 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.

This property does not constitute as the homestead of the seller(s) nor their spouse(s).

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 7th day of April, 2025.

Mitchell Stroud

Warren Stroud

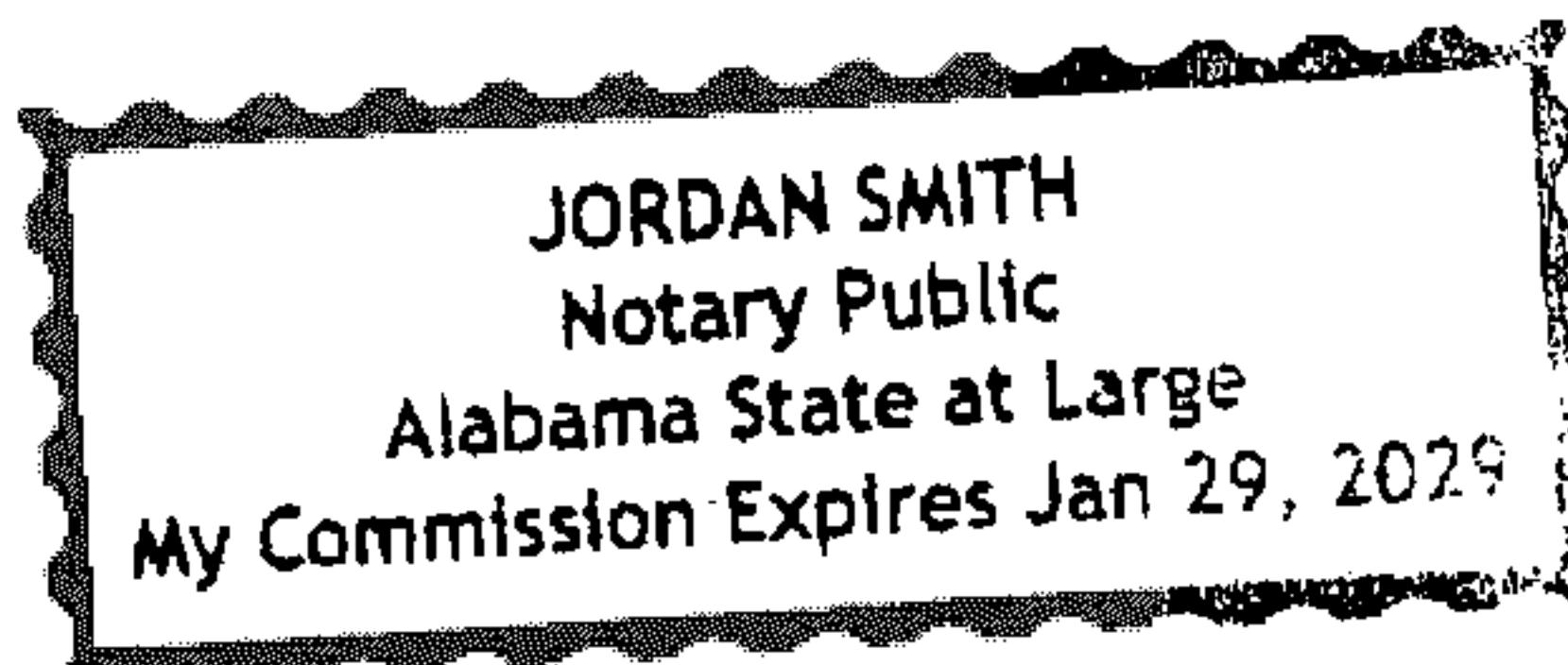
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Mitchell Stroud, Warren Stroud and whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April, 2025.

Notary Public

My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2025 08:05:50 AM
\$192.00 PAYGE
20250409000104720

Allie S. Bayl