

SEND TAX NOTICE TO:

Nestor Rodriguez and Silvana Echeverry
144 Buck Creek Drive
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 **TWO HUNDRED NINETEEN THOUSAND AND 00/100 (\$219,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tammy Lynn Cross, an unmarried person**, whose address is 6067 Russet Meadows Drive, Birmingham, AL 35244, (hereinafter "Grantor", whether one or more), by **Nestor Rodriguez and Silvana Echeverry**, whose address is 144 Buck Creek Drive, 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 **Nestor Rodriguez, and Silvana Echeverry, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **144 Buck Creek Drive, Alabaster, AL 35007 to-wit:**

Lot 21, according to the Survey of Buck Creek Landing, as recorded in Map Book 20, Page 136, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in 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.

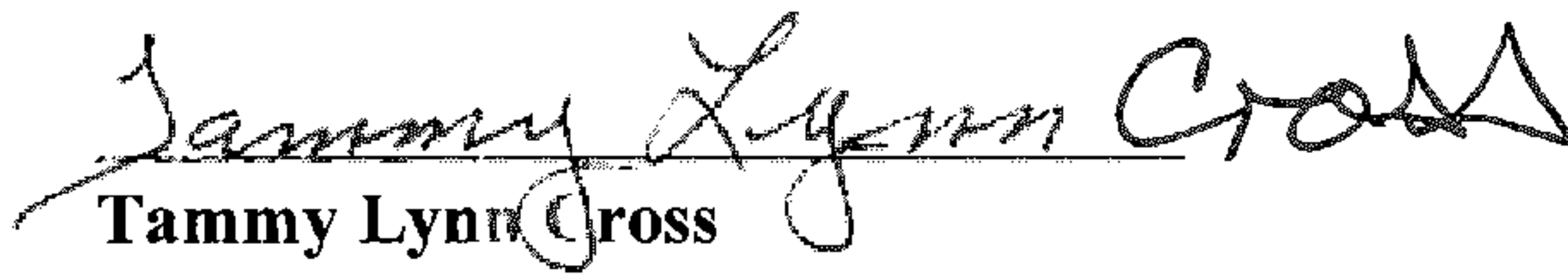
Tammy L. Lusk, the grantee in deed recorded in Instrument No.20150622000209140, is one and the same person as Tammy Lynn Cross.

Subject to a third-party mortgage in the amount of \$164,250.00 executed and recorded simultaneously herewith.

Nestor Rodriguez is one and the same a Nestor R. Rodriguez.

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 22nd day of April, 2025.

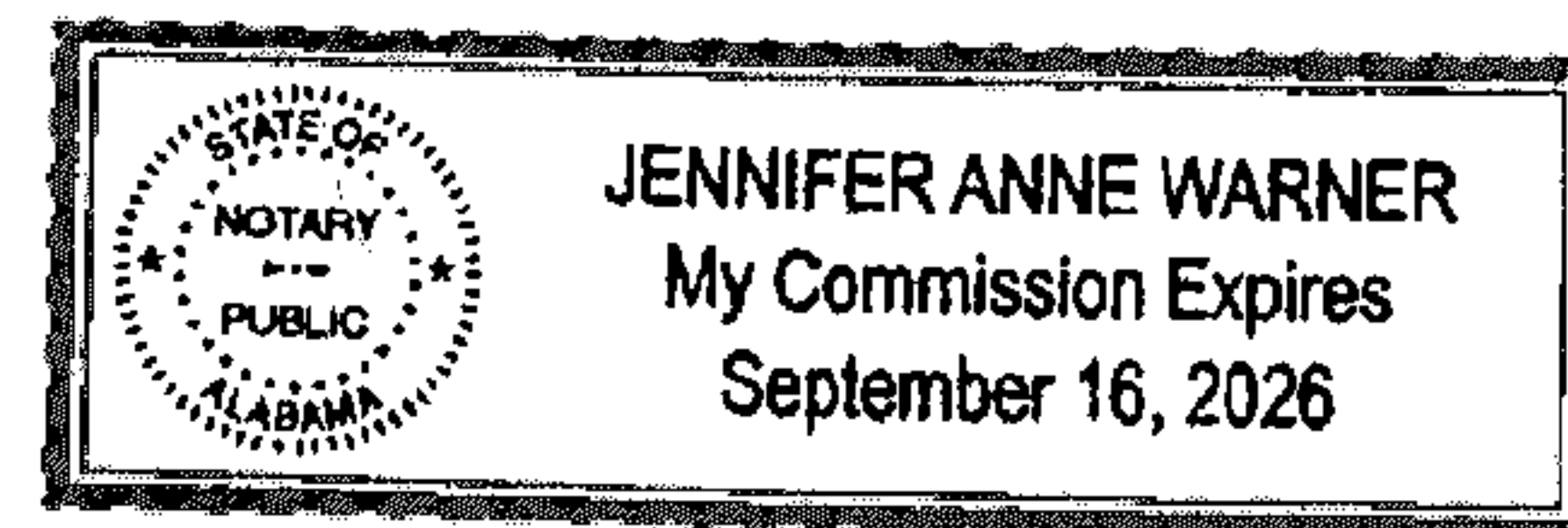

Tammy Lynn Cross

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Tammy Lynn Cross 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 22nd day of April, 2025.


Notary Public
My Commission Expires: 9/16/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2025 03:29:22 PM
\$80.00 JOANN
20250423000121180

