

SEND TAX NOTICE TO:
Alfredo Hernandez-Castillo
212 Hwy 270
Alabaster, AL 35114

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 NINETY THOUSAND AND 00/100 (\$190,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jessica L. Butler, a single woman**, whose address is 1102 Elm Dr, Alabaster, AL 35007, (hereinafter "Grantor", whether one or more), by **Alfredo Hernandez-Castillo**, whose address is 212 Hwy 270, Alabaster, AL 35114, (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 **Alfredo Hernandez-Castillo**, the following described real estate situated in Shelby County, Alabama, the address of which is **212 Hwy 270, Alabaster, AL 35114 to-wit:**

Commence at the Southeast corner of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, thence Westerly along the South line of said Section 8, 246.0 feet to a point; thence 89 deg. 35 min. right 18.05 feet to the point of beginning of the property being described; thence continue along last described course 181.95 feet to a point; thence 89 deg. 35 min. left 76.0 feet to a point; thence 90 deg. 25 min. left 86.0 feet to a point; thence 90 deg. 25 min. right 20.0 feet to a point; thence 90 deg. 25 min. left 98.83 feet to a point on the North right of way line of a Shelby County Highway; thence 91 deg. 18 min. 06 sec. left 96.04 feet to the point of beginning and marked on the corners with iron pins.


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 \$152,000.00 executed and recorded simultaneously herewith.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the 30th day of April, 2025. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$228,000.00 until 90 days from the 30th day of April, 2025. These restrictions shall run with the land and are not personal to the Grantee.

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.


Jessica L. Butler

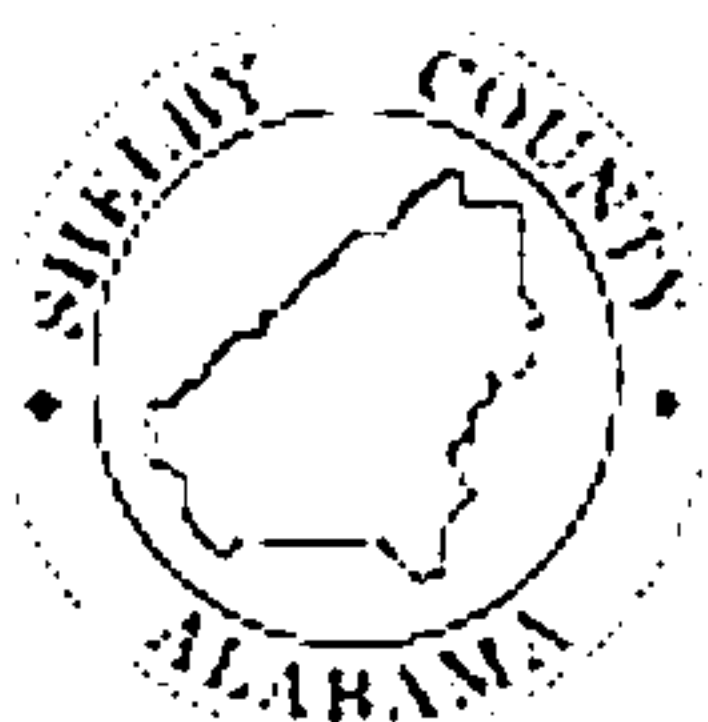
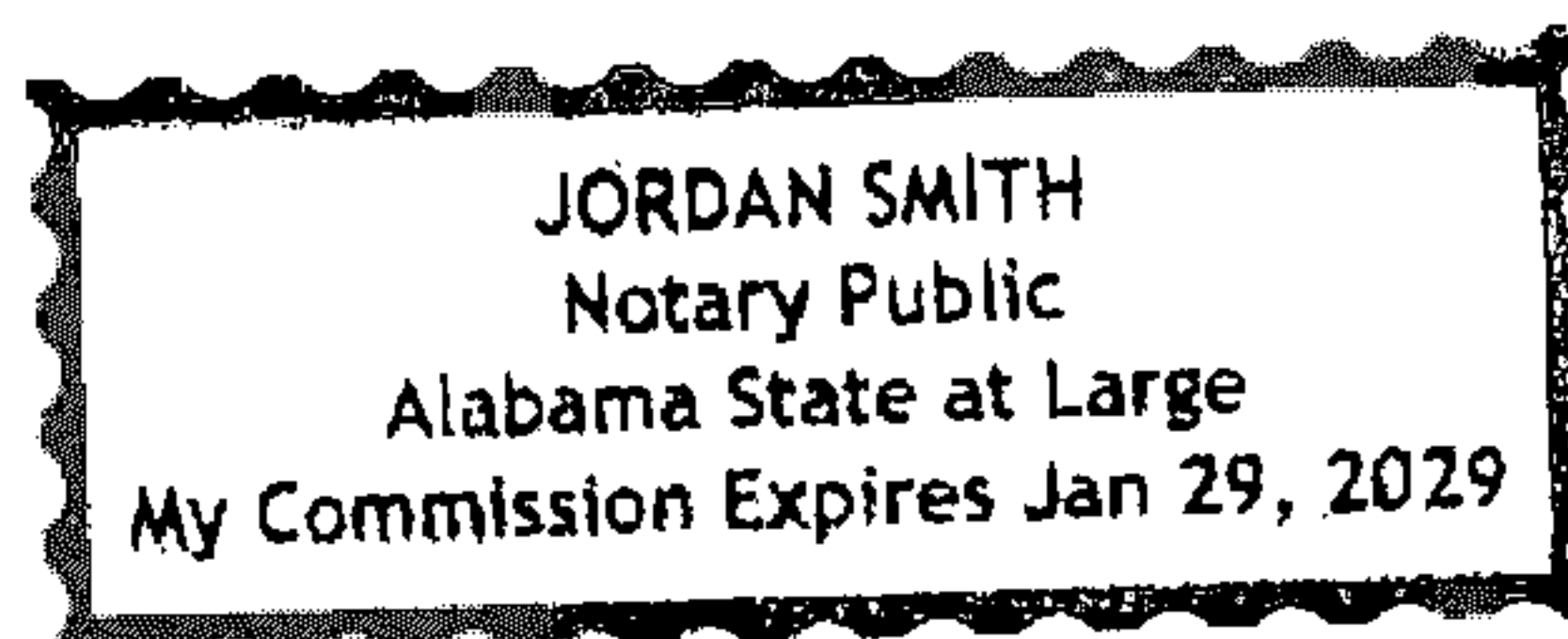
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jessica L. Butler 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: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2025 02:16:35 PM
\$63.00 BRITTANI
20250429000127330

