

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
JOSEPH ANTHONY EVANS and wife, KIMBERLY EVANS
20 OAK RIDGE DRIVE
PELHAM, ALABAMA 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$380,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, MOISES HEREDIA MARTINEZ and wife, BERTHA HEREDIA, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto JOSEPH ANTHONY EVANS and wife, KIMBERLY EVANS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 20, according to the Survey of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2025, which are a lien but not yet due and payable until October 1, 2025.
2. Restrictions, covenants and conditions as recorded in Map Book 5 Page 39 and Book 255 Page 206 in the Probate Office.
3. Easement(s) to Alabama Power Company as shown and recorded in Volume 254 Page 677 in the Probate Office.
4. A 35 foot building setback line from Oak Ridge Drive as recorded in Map Book 5 Page 39 in the Probate Office.
5. A 7.5 foot easement(s) along sides and rear of lot as recorded in Map Book 5 Page 39 in the Probate Office.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1ST day of MAY, 2025.

Moises Heredia Martinez
MOISES HEREDIA MARTINEZ

Bertha Heredia
BERTHA HEREDIA

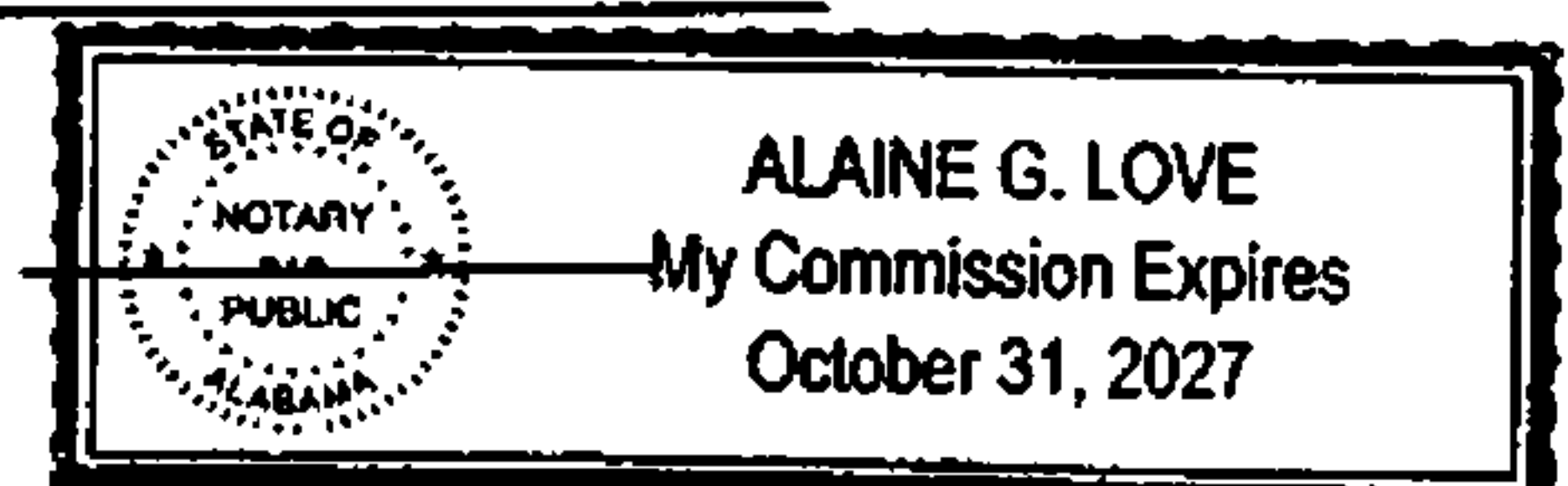
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that MOISES HEREDIA MARTINEZ and wife, BERTHA HEREDIA, 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 1ST day of MAY, 2025.

Alaine G. Love

NOTARY PUBLIC
My Commission Expires:



Grantor's Name:
MOISES HEREDIA MARTINEZ and wife, BERTHA
HEREDIA

Grantee's name:
JOSEPH ANTHONY EVANS and wife, KIMBERLY
EVANS

Mailing Address:
20 OAK RIDGE DRIVE
PELHAM, ALABAMA 35124

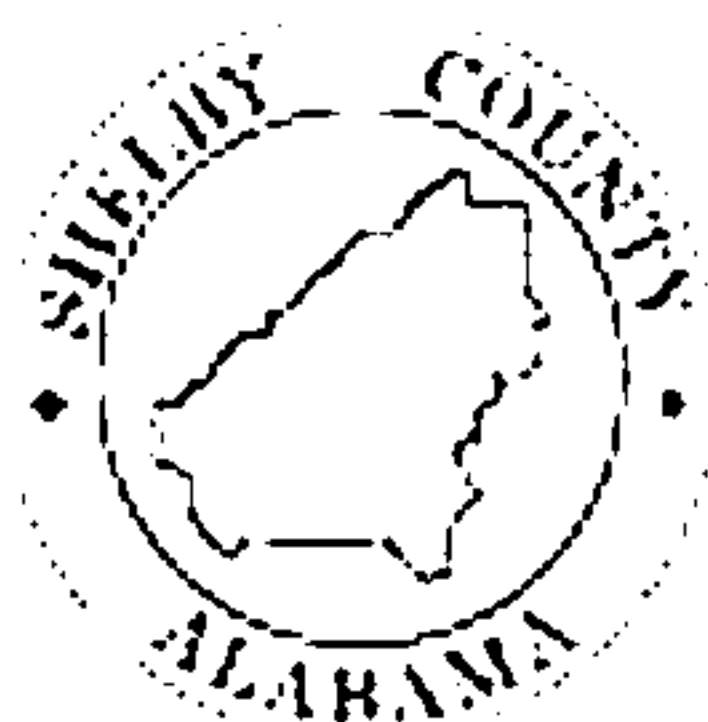
Mailing Address:
20 OAK RIDGE DRIVE
PELHAM, ALABAMA 35124

Property Address:
20 Oak Ridge Drive
Pelham, AL 35124

Date of Sale: MAY 1ST, 2025
Total Purchase Price: \$380,000.00
or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2025 03:11:41 PM
\$408.00 BRITTANI
20250502000132300

Allen S. Bayl