

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:
ARACELI DUENAS CORDOVA and JAVIER MONTIEL CASARIN
1202 3RD AVENUE NW
ALABASTER, ALABAMA 35007

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 SIXTY THREE THOUSAND SEVEN HUNDRED TWO AND 55/100 DOLLARS (\$63,702.55) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, HEATHER D. BRAMBACH, an unmarried woman, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto ARACELI DUENAS CORDOVA and JAVIER MONTIEL CASARIN, (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:

From the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West, run southerly along the east boundary line of said quarter-quarter section for 388.2 feet; thence turn an angle of 93 degrees 01 minute to the right and run Northwesterly 201.33 feet; thence turn an angle of 80 degrees 09 minutes 45 seconds to the left and run Southwesterly 38.25 feet to the point of beginning of the land herein described; thence continue Southwesterly along last said course for 107.93 feet; thence turn an angle of 66 degrees 02 minutes to the left and run Southeasterly 134.94 feet; thence turn an angle of 92 degrees 37 minutes to the left and run Northeasterly 126.98 feet; thence turn an angle of 86 degrees 47 minutes to the left and run Northwesterly 174.18 feet to the point of beginning; this land being a part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West, 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. Restrictive Covenants, if any.

\$63,702.55 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

Heather D. Brambach is the sole surviving grantee of that certain deed recorded in Instrument No. 20080109000012730; the other grantee, Chauncey Brambach, having died on or about March 29, 2010.

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 I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hands and seals this 1st day of May, 2025.

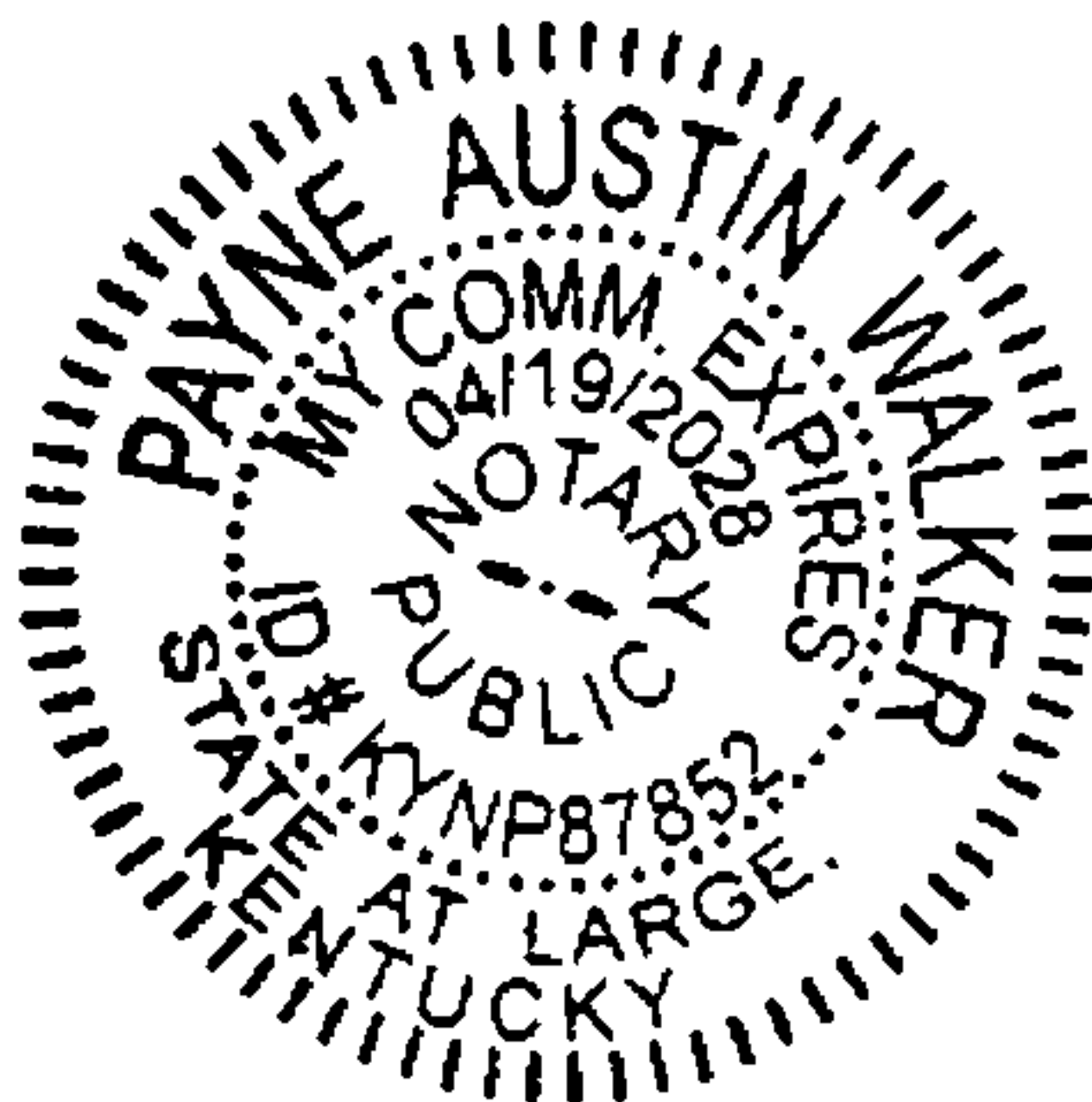
THIS DEED WILL NOT BE IN EFFECT UNTIL MAY 7, 2025.

Heather D. Brambach
HEATHER D. BRAMBACH

STATE OF Kentucky
COUNTY OF McCracken

I, the undersigned, a notary public in and for said county, in said state, hereby certify that HEATHER D. BRAMBACH, an unmarried woman, 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 May, 2025.



Payne Austin Walker
NOTARY PUBLIC
My Commission Expires: 04/19/28

Grantor's Name:
HEATHER D. BRAMBACH

Grantee's name:
ARACELI DUENAS CORDOVA and JAVIER MONTIEL
CASARIN

Mailing Address:
P. O. BOX 267
BARLOW, KY 42024

Mailing Address:
1202 3RD AVENUE NW
ALABASTER, ALABAMA 35007

Property Address:
1202 3rd Avenue NW
Alabaster, AL 35007

Date of Sale: MAY 7, 2025, 2025
Total Purchase Price: \$63,702.55
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
05/15/2025 10:42:36 AM
\$29.00 PAYGE
20250515000148030

Allie S. Bevil