

SEND TAX NOTICE TO:
Melvin Barrera and
Fanny Emeterio Ontiveros
141 Southern Hills Court
Calera, AL 35040

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 NINETY NINE THOUSAND NINE HUNDRED NINETY NINE AND 00/100 (\$299,999.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Uplift Homes, LLC, an Alabama Limited Liability Company**, whose address is 107 Brookhollow Way, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Melvin Barrera and Fanny Emeterio Ontiveros**, whose address is 141 Southern Hills Court, Calera, AL 35040, (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 **Melvin Barrera, an unmarried man, and Fanny Emeterio Ontiveros, an unmarried woman, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 141 Southern Hills Court, Calera, AL 35040, to-wit:

Lot 57, according to the Survey of Southern Hills as recorded in Map Book 7, Page 72, in the Probate Office 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.

Subject to a third-party mortgage in the amount of \$294,464.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Uplift Homes, LLC, an Alabama Limited Liability Company, by Alexis Arias, as its Authorized Signor, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 22nd day of May, 2025.

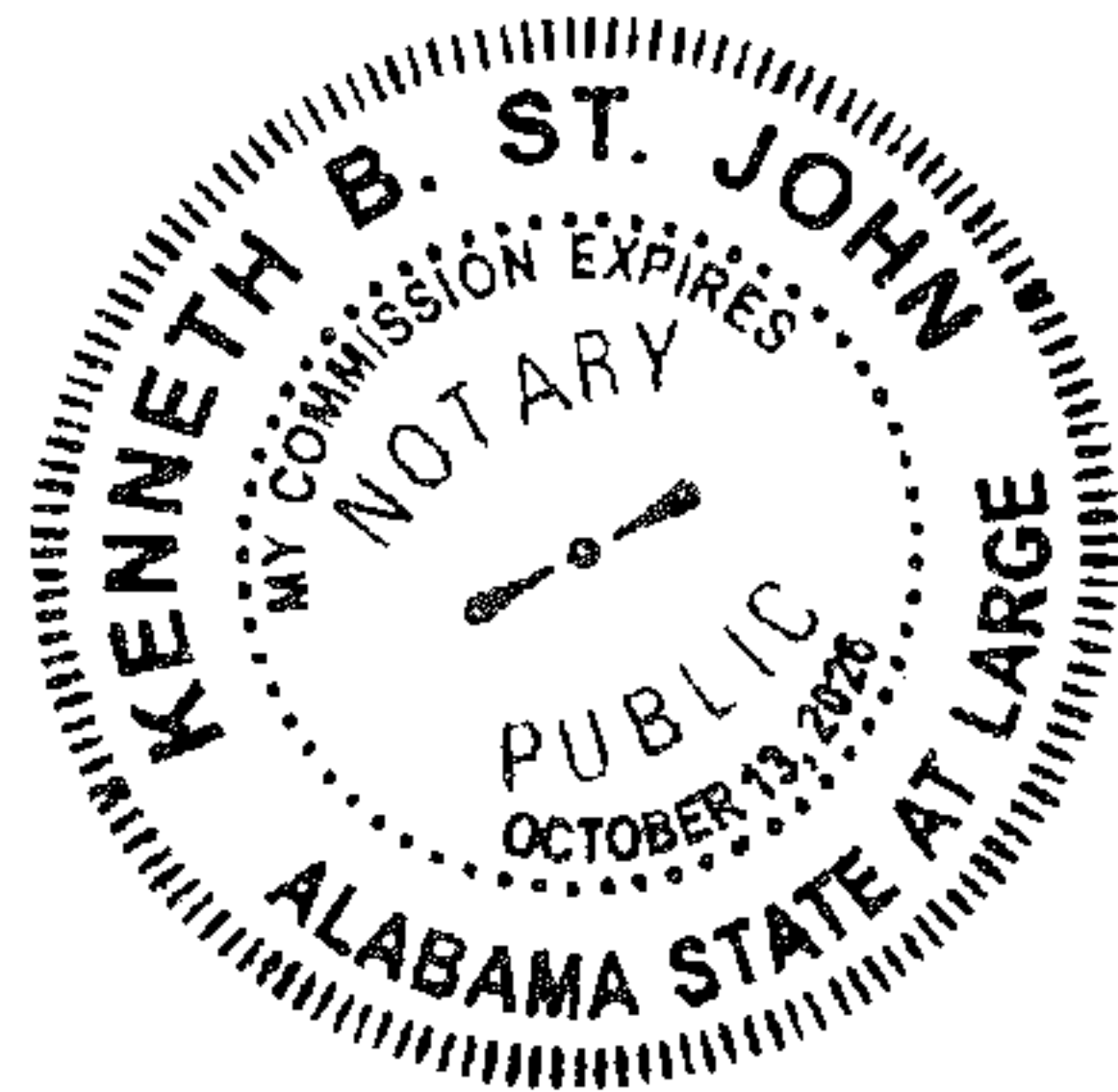
Uplift Homes, LLC, an Alabama Limited Liability Company

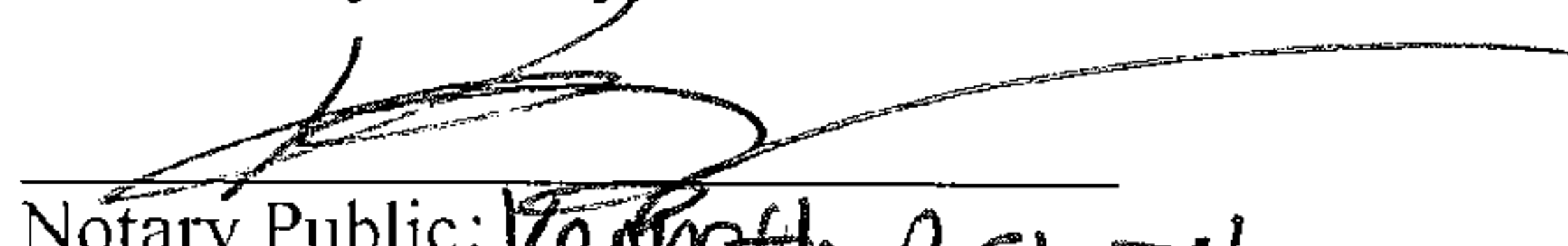
By: 
Alexis Arias, Authorized Signor

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alexis Arias, whose name as Authorized Signor of Uplift Homes, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, (s)he, as such Authorized Signor and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 22nd day of May, 2025.



Notary Public: 
My commission expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/23/2025 10:24:46 AM
\$31.00 PAYGE
20250523000158030

