

Send Tax Notice to:

Lucia Rodriguez

2 Indianwood Terrace
Pelham, AL 35124

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road
Suite 160

Birmingham, AL 35243

File: BHM-25-4677

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Barbara Boyd, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

570 Shades Crest Road, Hoover, AL 35226

by **Lucia Rodriguez, (herein referred to as "Grantee"),** whose mailing address is

2042 Montreat Parkway, Apt B, Vestavia Hills, AL 35216

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **2 Indianwood Terrace, Pelham, AL 35124,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$186,558.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 27 day of May 2025
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Barbara Boyd by Lauren Louise Boyd, attorney in fact
Barbara Boyd by Lauren Louise Boyd, Attorney-In-Fact

State of Florida
County of Walter

I Joseph C. Cartenuto, a Notary Public, hereby certify that **Lauren Louise Boyd**, whose name(s) is signed as Attorney in Fact for **Barbara Boyd** 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/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date. by physical

Given under my hand this 27 day of May, A. D. 2025.

Joseph C. Cartenuto
Notary Public

JOSEPH C. CARTENUTO
Printed Name

My Commission Expires: 07/17/2027

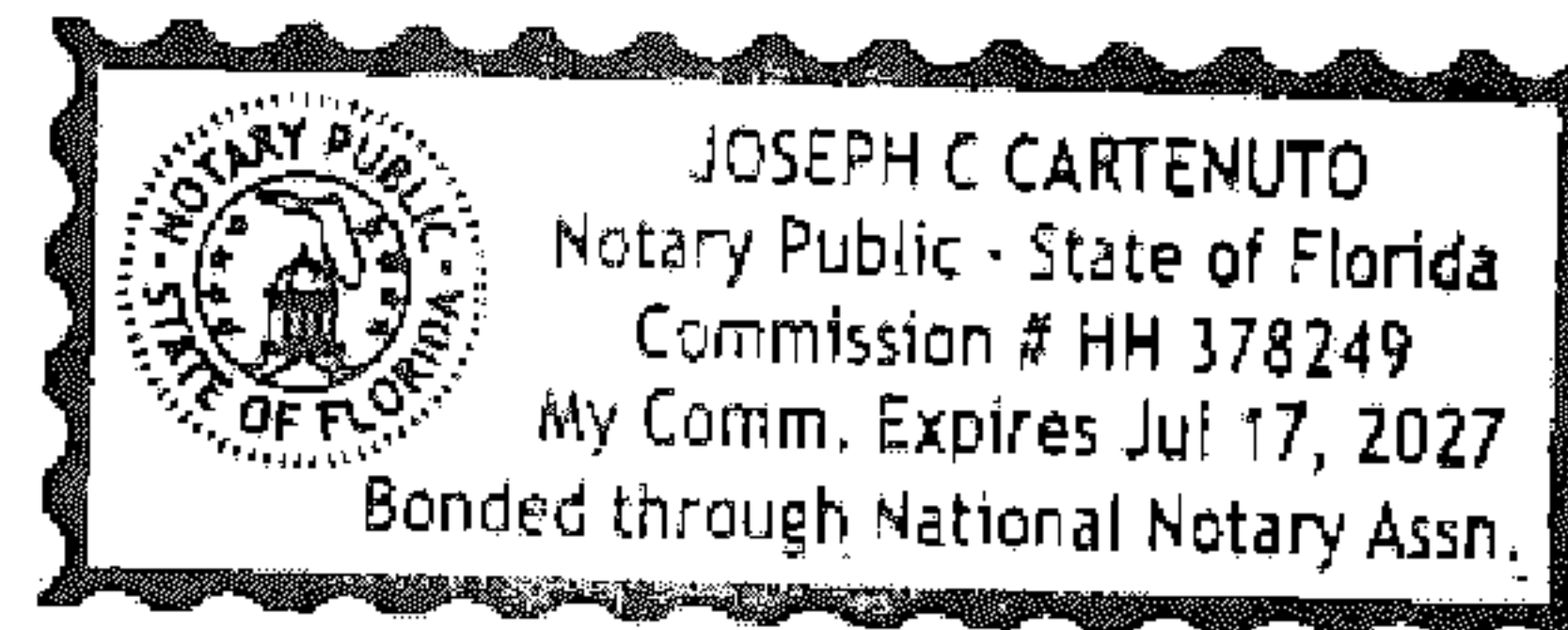


EXHIBIT A

Property 1:

Lot 2, according to the Map and Survey of Indianwood Terrace, as recorded in Map Book 9, Page 172, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2025 11:37:10 AM
\$31.50 JOANN
20250604000170580

Allen S. Boyd