

Prepared by:	Send Tax Notice To:
Cynthia A. Martin	Brian Freeman and Julie Freeman
1780 Gadsden Highway	237 Scotts Trace
Birmingham, AL 35235	Helena, AL35022
File No.: 2025-7933	

GENERAL WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$339,900.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Cruz Martinez and Ashlyn Martinez, husband and wife, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Brian Freeman and Julie Freeman, husband and wife (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, Alabama to-wit:

Lot 6, according to the Survey of Second Sector of the Residential Subdivision, The Highlands, as recorded in Map Book 11, Page 25 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.


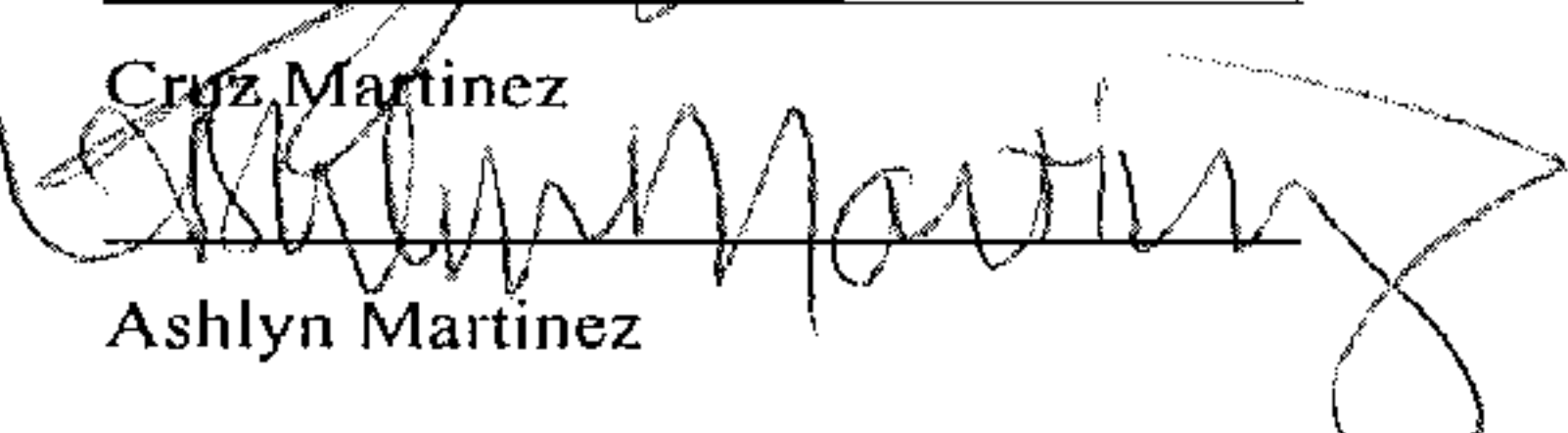
NOTE: \$0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

NOTE: Cruz Martinex and Ashlyn Martinez, grantors herein,, are one and the same parties as Eros Gerardo Cruz Martinex and Ashlyn Gibson Martinez, grantees in deed dated February 18, 2022 and recorded on February 18, 2022in Instrument No. 20220218000072410.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEES, their heirs, executors, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

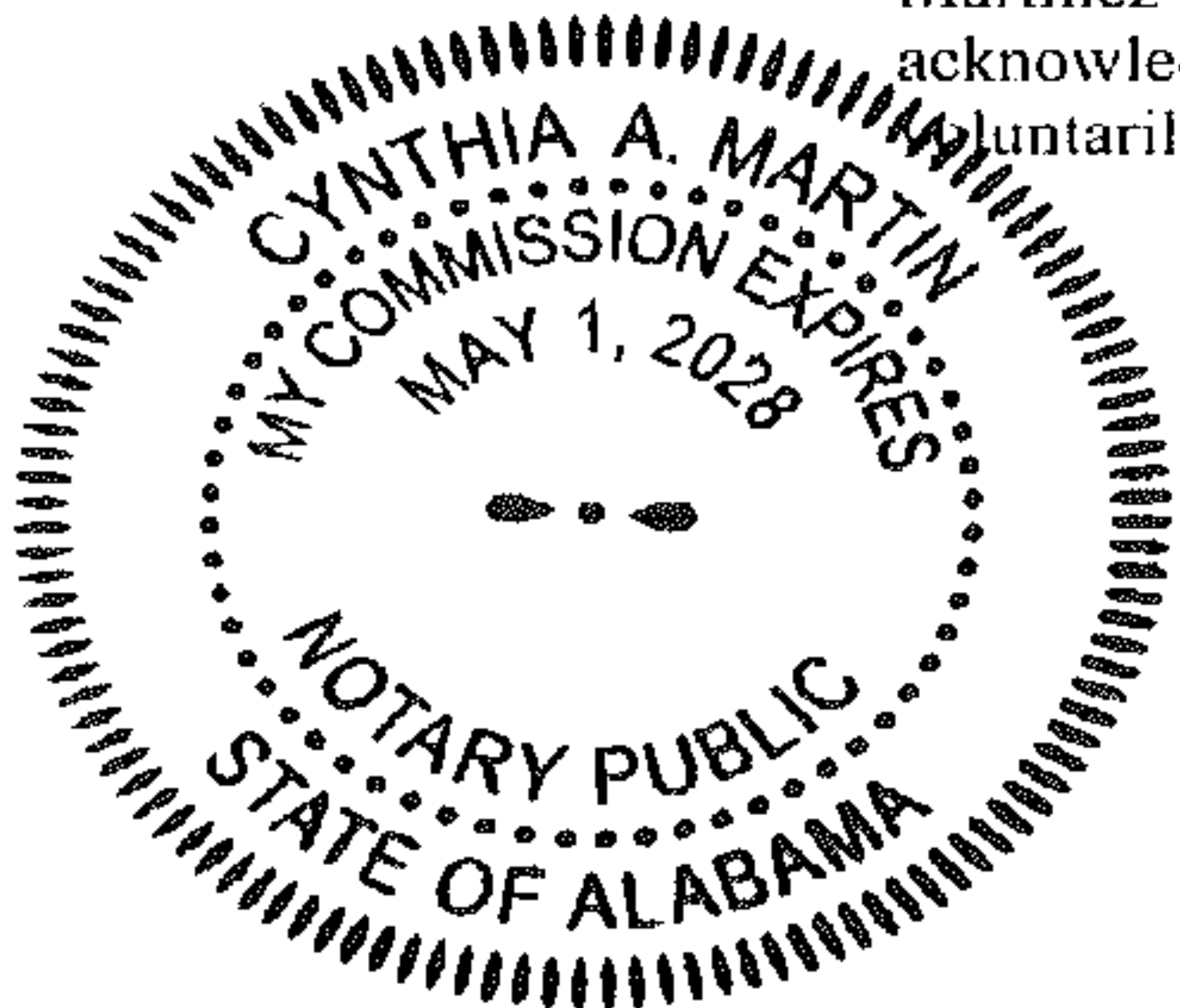
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 18th day of June, 2025.

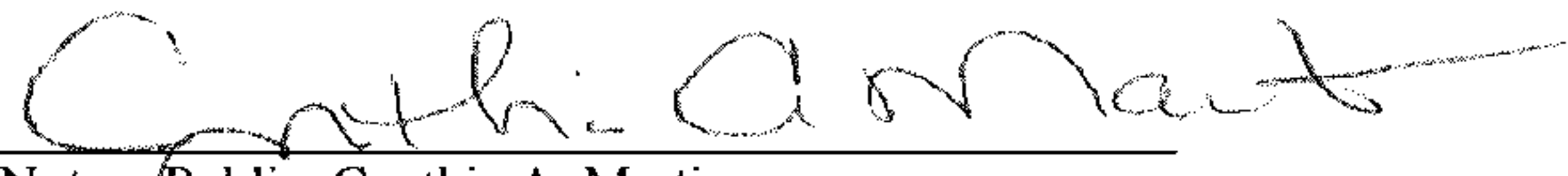

Cruz Martinez

Ashlyn Martinez

State of Alabama
County of Jefferson

I, Cynthia A. Martin, a Notary Public in and for said County in said State, hereby certify that Cruz Martinez and Ashlyn Martinez 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 for and as their act on the day the same bears date.

Given under my hand and official seal this the 18th day of June, 2025.




Notary Public: Cynthia A. Martin

My Commission Expires: May 1, 2028

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Form RT-1