

SEND TAX NOTICE TO:

Cristian Alberto Rodriguez Luevano
226 Jasmine Drive
Alabaster, AL 35007

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 TWENTY EIGHT THOUSAND AND 00/100 DOLLARS (\$228,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Amanda Updike Parker AKA Amanda Updike and Ryen Parker, wife and husband**, whose address is 2012 Gadwall Dr., Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Cristian Alberto Rodriguez Luevano**, whose address is 226 Jasmine Drive, Alabaster, AL 35007 (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, **Cristian Alberto Rodriguez Luevano**, the following described real estate situated in Shelby County, Alabama, **the address of which is 226 Jasmine Drive, Alabaster, AL 35007 to-wit:**

Lot 35, according to the Survey of The Meadows, Plat 2, as recorded in Map Book 20, Page 17 and revised in Map Book 20, Page 26, in the Probate Office of Shelby County, Alabama.

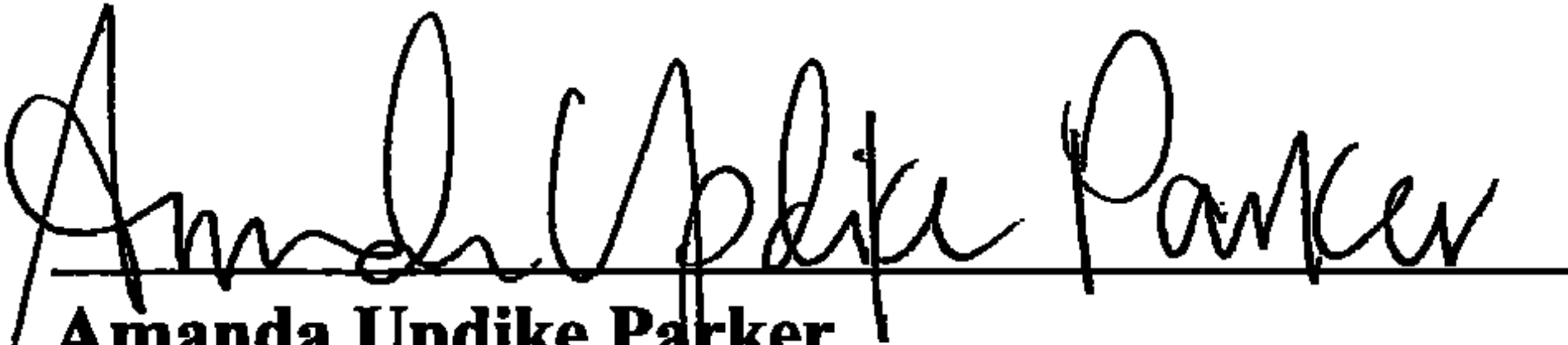
Amanda Updike Parker is one and the same person as Amanda Updike, grantee in that certain deed recorded in Instrument No. 20210603000272080, said deed having been corrected by that certain affidavit recorded in Instrument No. 20250620000189370, in the Probate Office of Shelby County, Alabama.

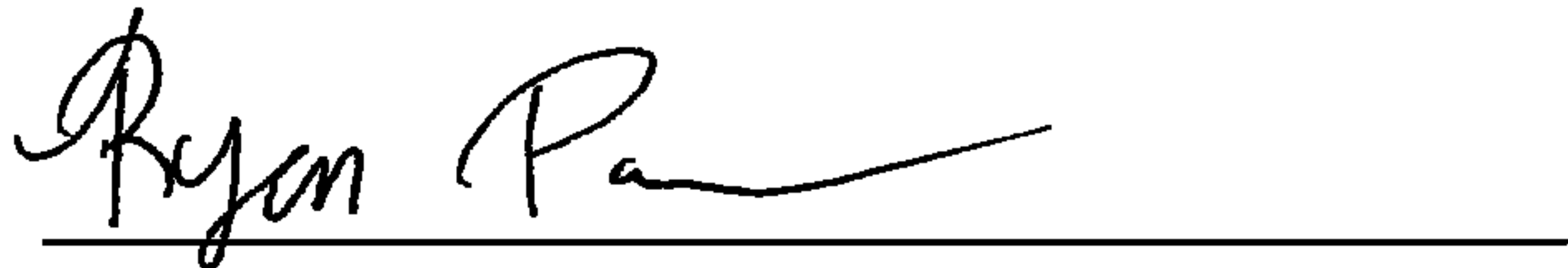
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party first mortgage in the amount of \$221,160.00 and a third-party second mortgage in the amount of \$9,120.00, both 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 Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 23rd day of June, 2025.


Amanda Updike Parker
AKA Amanda Updike

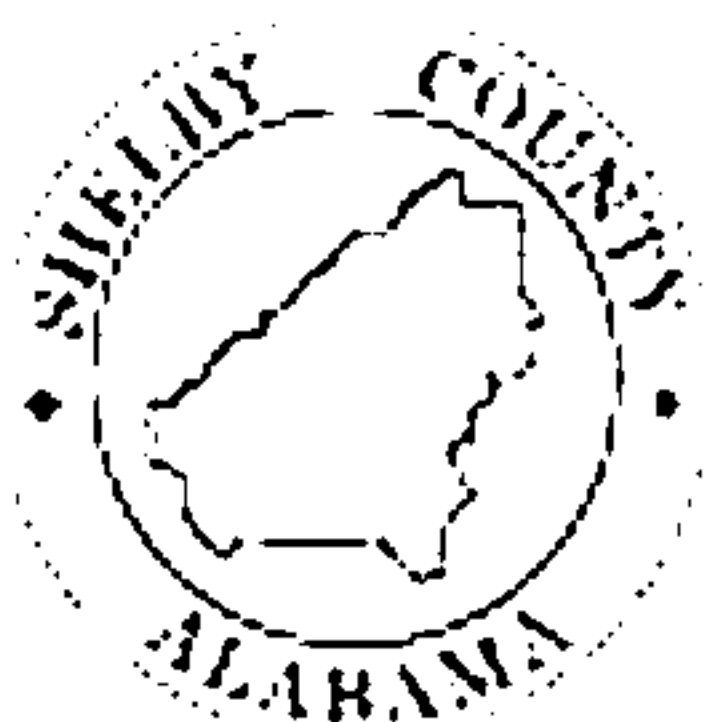
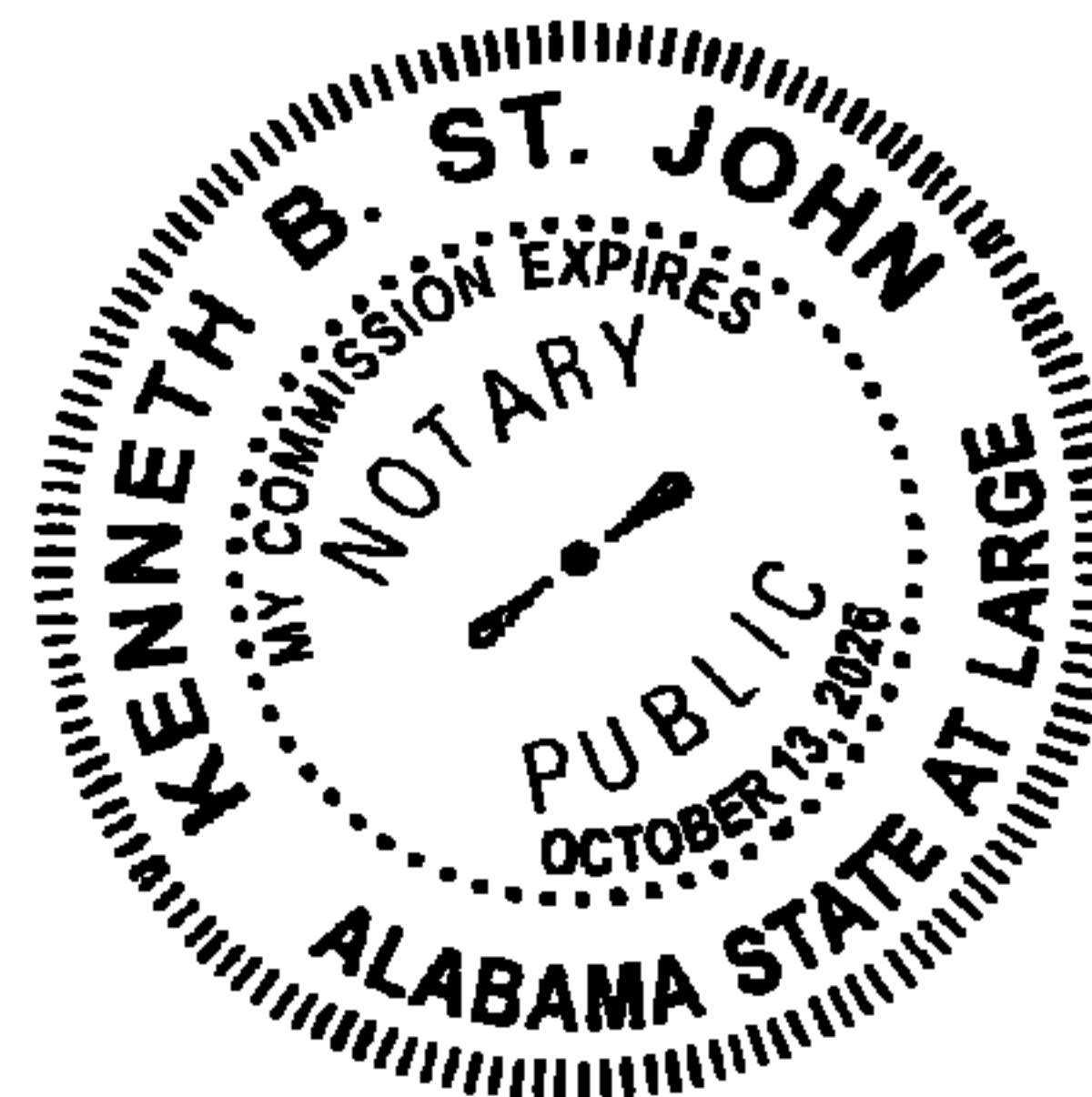

Ryen Parker

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Amanda Updike Parker AKA Amanda Updike and Ryen Parker** 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 23rd day of June, 2025.


Notary Public
Print Name: **Kenneth B. St. John**
My Commission Expires: **10/13/2026**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2025 02:53:33 PM
\$27.00 KELSEY
20250623000190680

