

SEND TAX NOTICE TO:
Rosa María Rodríguez Vazquez
100 Douglas 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 **ONE HUNDRED FOUR THOUSAND TWO HUNDRED SIXTEEN AND 46/100 DOLLARS (\$104,216.46)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Manuel J. Roldan, an unmarried man, and Lorena Roldan, an unmarried woman**, whose address is 2352 Lakeside Dr., Birmingham, AL 35244 (hereinafter "Grantor", whether one or more), by **Rosa María Rodríguez Vazquez**, whose address is 100 Douglas 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 **Rosa María Rodríguez Vazquez**, the following described real estate situated in Shelby County, Alabama, **the address of which is 100 Douglas Drive, Alabaster, AL 35007 to-wit:**

Lot 1, according to the Survey of Douglas Meadows as recorded in Map Book 15, Page 80 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Manuel J. Roldan is one and the same person as Mannuel Jaime Roldan and Manuel Jaime Roldan.

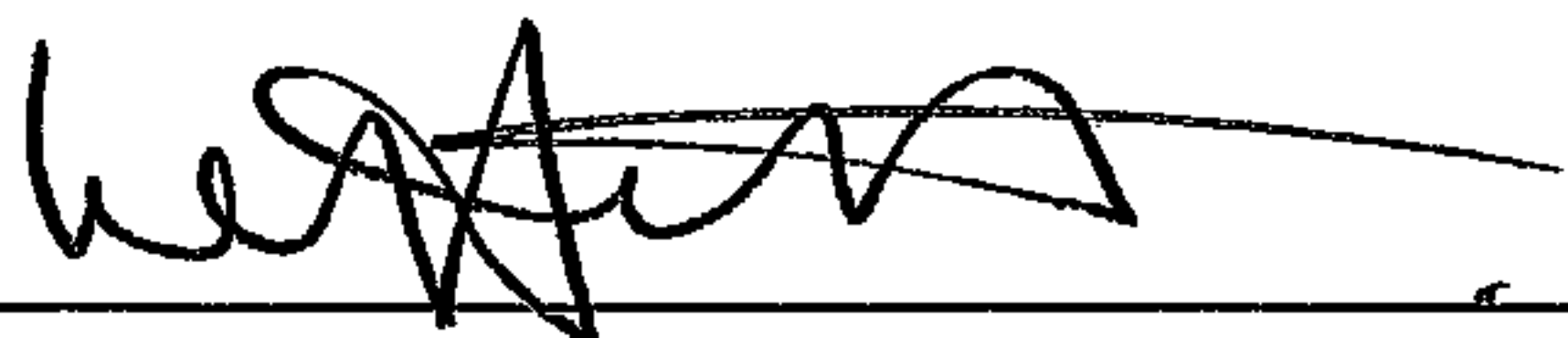
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

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 3rd day of July, 2025.



Manuel J. Roldan

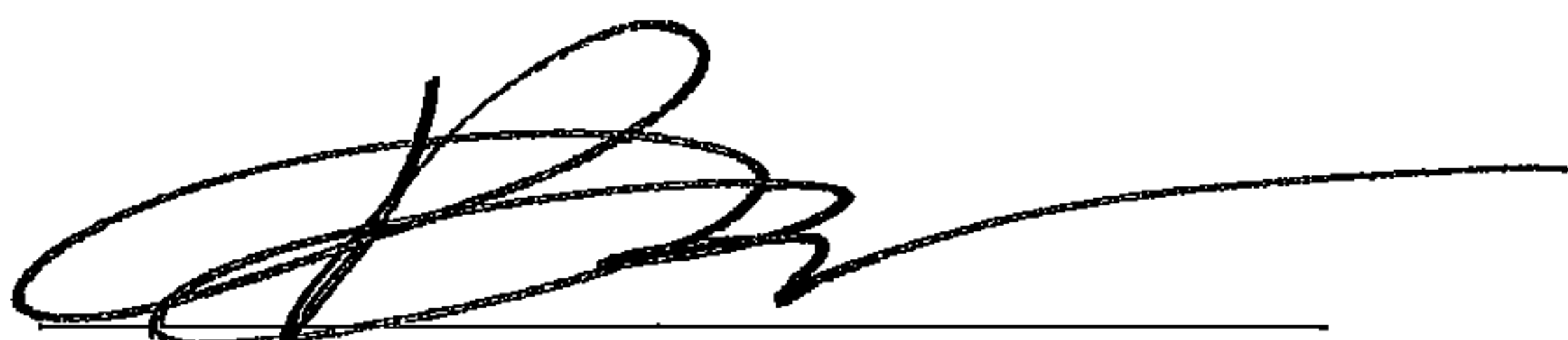


Lorena Roldan

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Manuel J. Roldan and Lorena Roldan** 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.

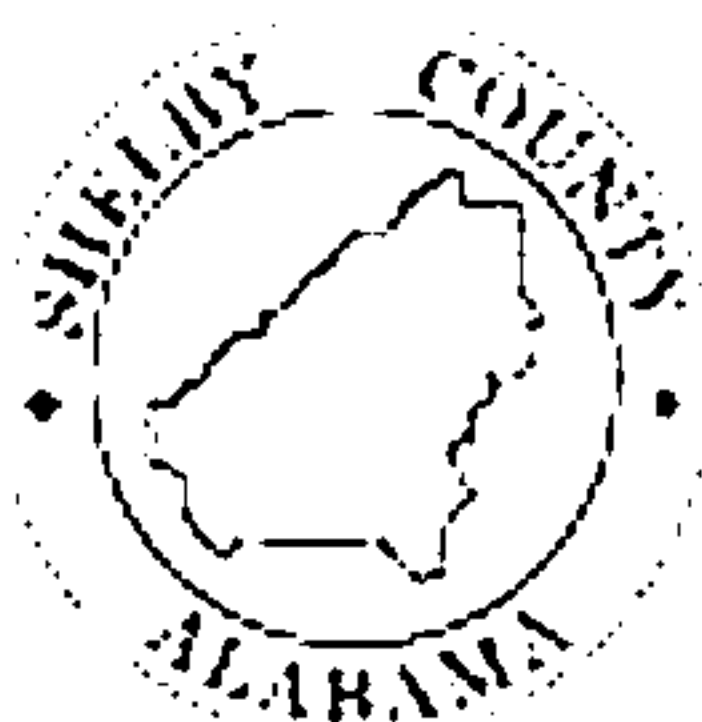
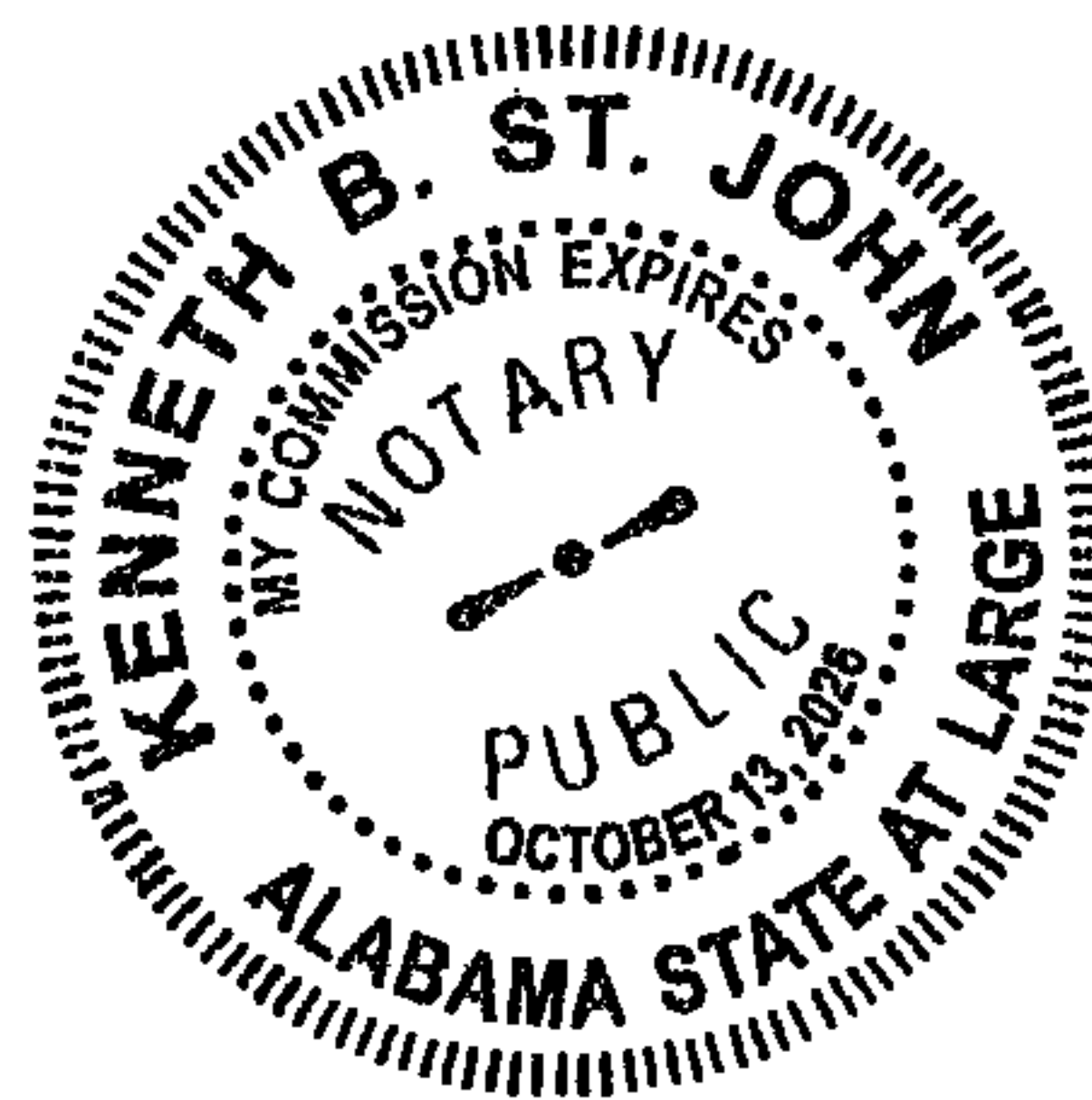
Given under my hand and official seal this 3rd day of July, 2025.



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
07/07/2025 10:22:41 AM
\$131.50 JOANN
20250707000203680

Allen S. Bayl