

**SEND TAX NOTICE TO:**

Natasha Renee Rutledge  
513 Bennett Drive  
Alabaster, AL 35007

This instrument prepared by:  
Kellie M. Dyar  
Law Office of Kellie M. Dyar, LLC  
5112 Shadowbrook Trail  
Birmingham, Alabama 35244  
TC-25-253

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED NINETY NINE THOUSAND AND 00/100 (\$299,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Francis Nunez, an unmarried person**, whose address is 208 Dawsons Cove Dr, Alabaster, AL 35007, (hereinafter "Grantor", whether one or more), by **Natasha Renee Rutledge**, whose address is 513 Bennett 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 the following described real estate situated in Shelby County, Alabama, **to-wit:**

**Lot 35, according to the Survey of Cross Creek Subdivision, as recorded in Map Book 38, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.**

**FOR INFORMATIONAL PURPOSES ONLY:**

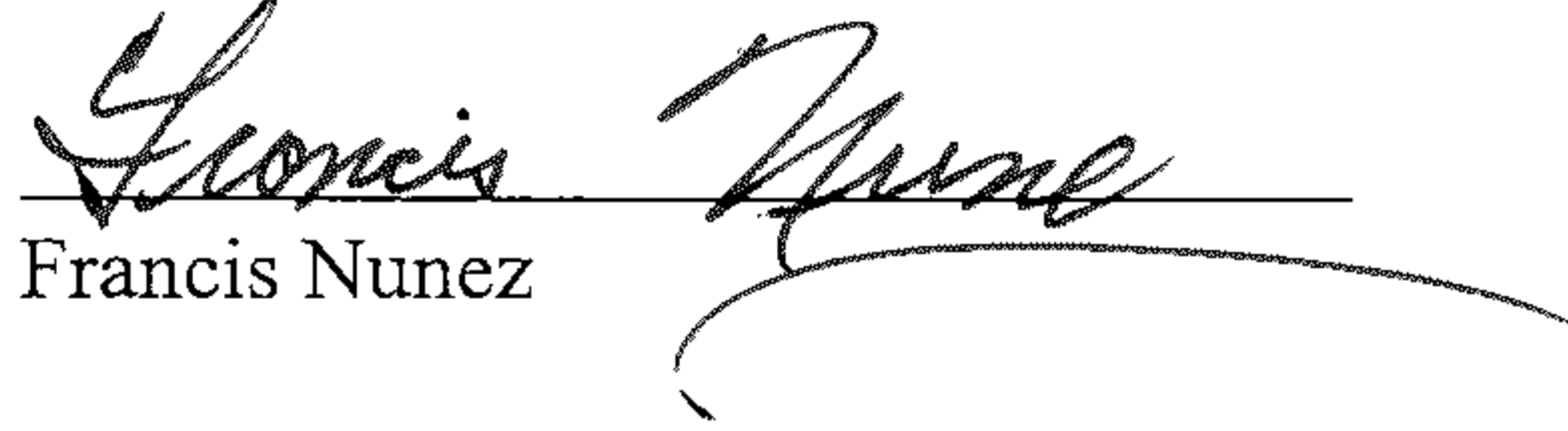
**Address is 142 Falling Waters Lane, Alabaster, Alabama 35114.**

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 not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$299,000.00 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 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.

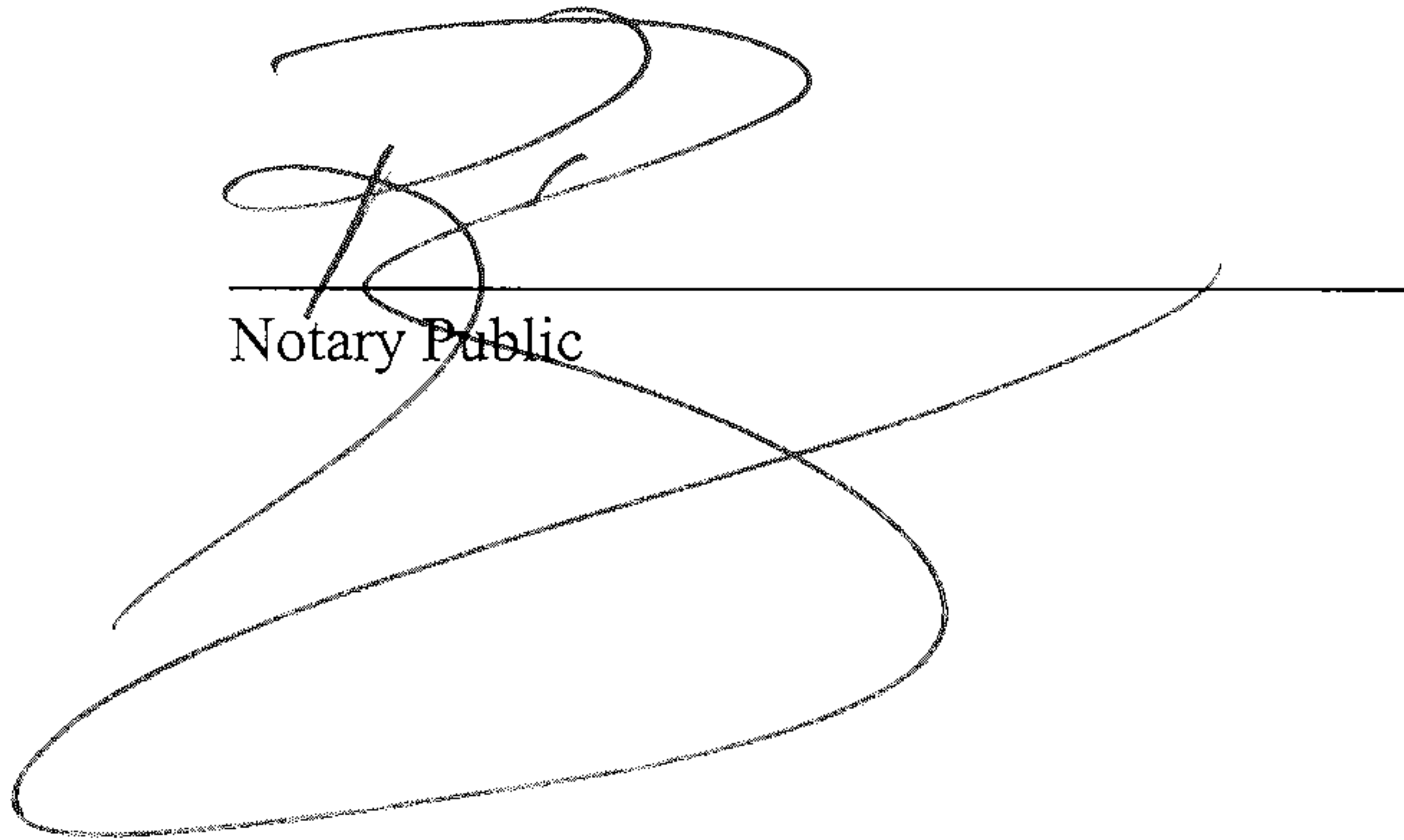
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22nd day of July, 2025.

  
Francis Nunez

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Francis Nunez, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

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

  
Notary Public



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/23/2025 02:35:57 PM**  
**\$26.00 KELSEY**  
**20250723000223950**

