

SEND TAX NOTICE TO:
Jacqueline Vanessa Rodriguez
485 Highway 84
Calera, AL 35040

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 FIFTEEN THOUSAND AND 00/100 (\$215,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Matthew K. Baker and Gillian Baker, husband and wife**, whose address is 27586 Phillip Wagnon Drive, Athens, AL 35613, (hereinafter "Grantor", whether one or more), by **Jacqueline Vanessa Rodriguez**, whose address is 485 Highway 84, Calera, AL 35040, (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 **Jacqueline Vanessa Rodriguez**, the following described real estate situated in Shelby County, Alabama, **the address of which is 485 Highway 84, Calera, AL 35040 to-wit:**

A part of the NE 1/4 of NW 1/4, Section 8, Township 22 South, Range 2 West, more particularly described as follows: Commence at the Southwest corner of said 1/4 - 1/4 Section and run in a Northerly direction along the West line a distance of 420 feet to point of beginning; thence continue North along West line 210 feet; thence 90 degrees right for 105 feet; thence 90 degrees right for 210 feet; thence 90 degrees right of 105 feet to point of beginning.

Situated in 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 mortgage in the amount of \$207,824.00 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 4th day of August, 2025.



Matthew K. Baker

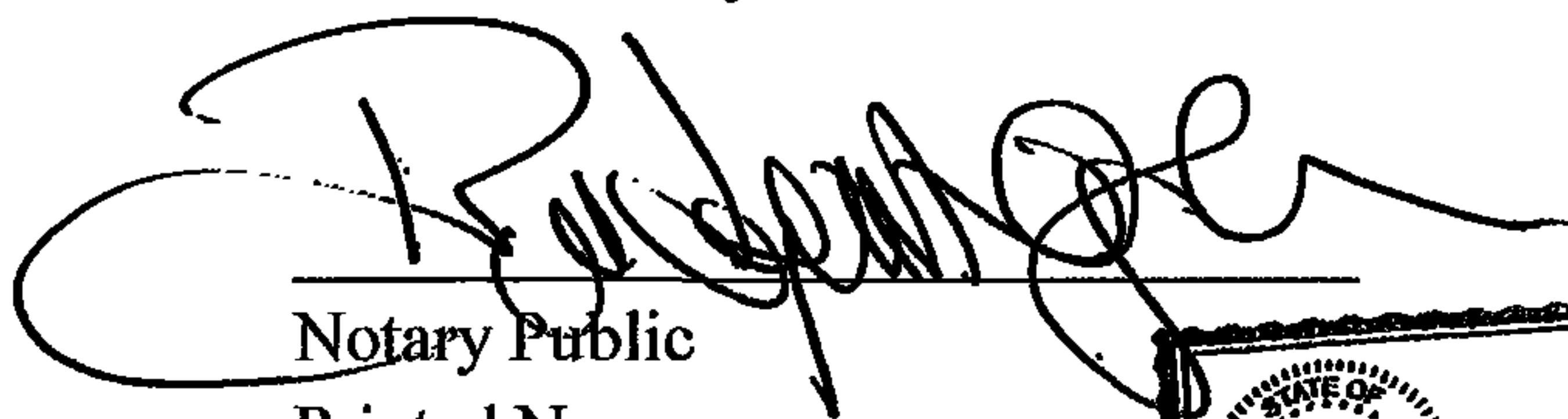


Gillian Baker

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Matthew K. Baker and Gillian Baker, 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.

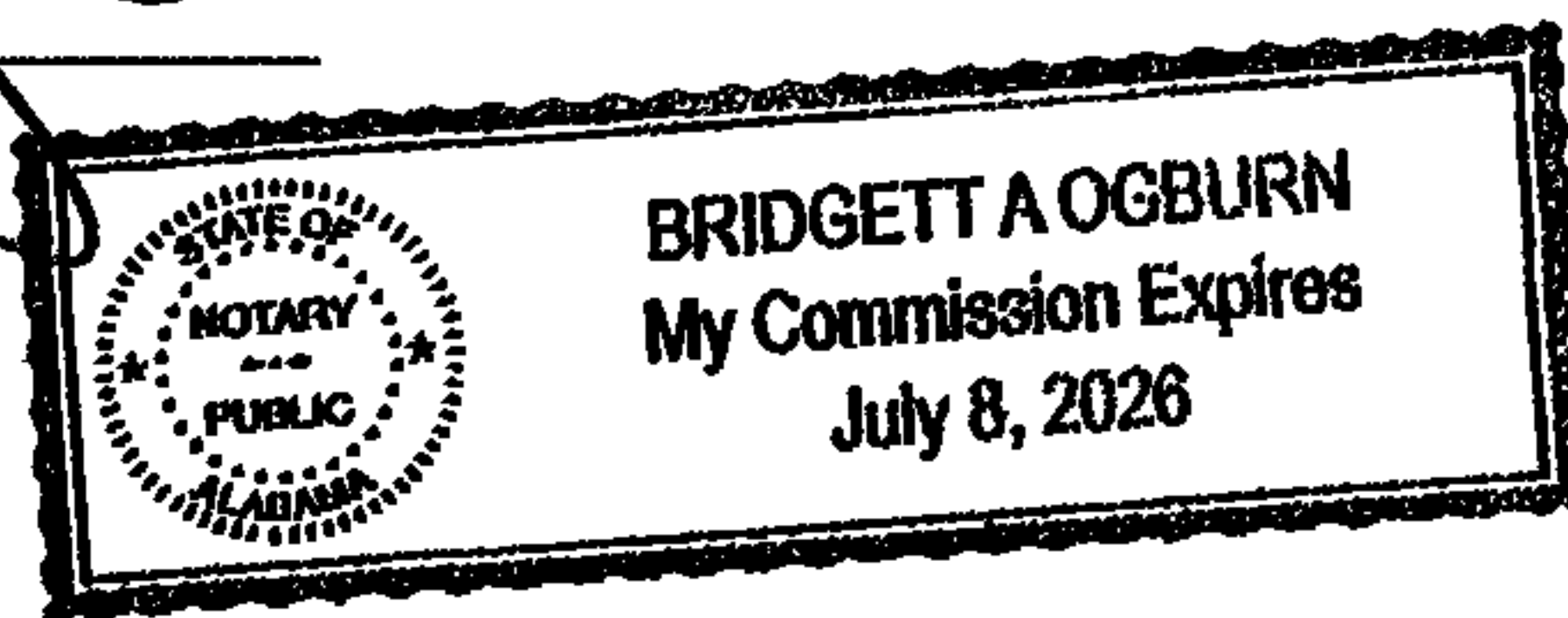
Given under my hand and official seal this 4th day of August, 2025.



Notary Public

Printed Name:

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2025 02:05:08 PM
\$32.50 KELSEY
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