

SEND TAX NOTICE TO:

Jaime Perez Candia and Alejandro Reynosa Obispo

557 Hwy 315
Columbiana, AL 35051

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 **THIRTY FIVE THOUSAND AND 00/100 (\$35,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sherrita Drake, an unmarried woman**, whose address is 429 Hwy 47, Columbiana, AL 35051 (hereinafter "Grantor", whether one or more) by **Jaime Perez Candia and Alejandro Reynosa Obispo**, whose address is 557 Hwy 315, Columbiana, AL 35051 (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 **Jaime Perez Candia, and Alejandro Reynosa Obispo, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **440 Jonesboro Circle, Columbiana, AL 35051 to-wit:**

Commence at the SW corner of the NW1/4 of NE1/4 of Section 35, Township 21 South, Range 1 West, being the point of beginning of the parcel of land herein described; thence proceed in a Northerly direction along the West boundary line of said 1/4, 1/4 Section a distance of 420.0 feet to a point; thence turn 89 deg. 32' to the right and proceed for a distance of 210 feet to a point; thence turn 89 deg. 32' to the right and proceed for a distance of 420.00 feet to the point of intersection of the South line of said 1/4, 1/4 Section; thence turn 89 deg. 32' to the right and proceed along said South line of said 1/4, 1/4 Section for a distance of 210.00 feet to the point of beginning.

Said property is lying in the NW 1/4 of NE1/4 of Section 35, Township 21 South, Range 1 West.

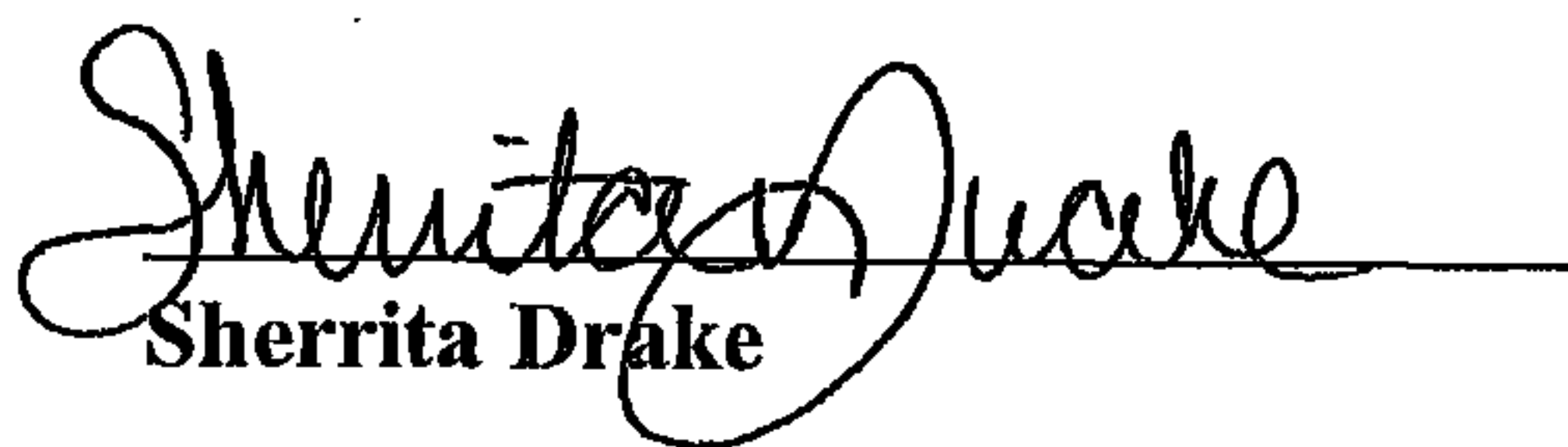
Sherrita Drake is one and the same person as Sherita Drake.

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 \$0.00 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.

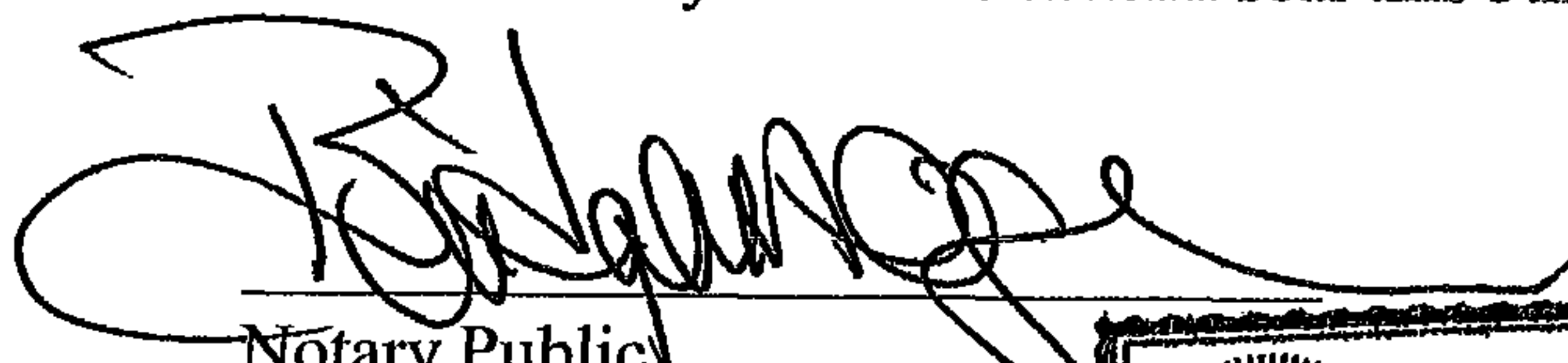
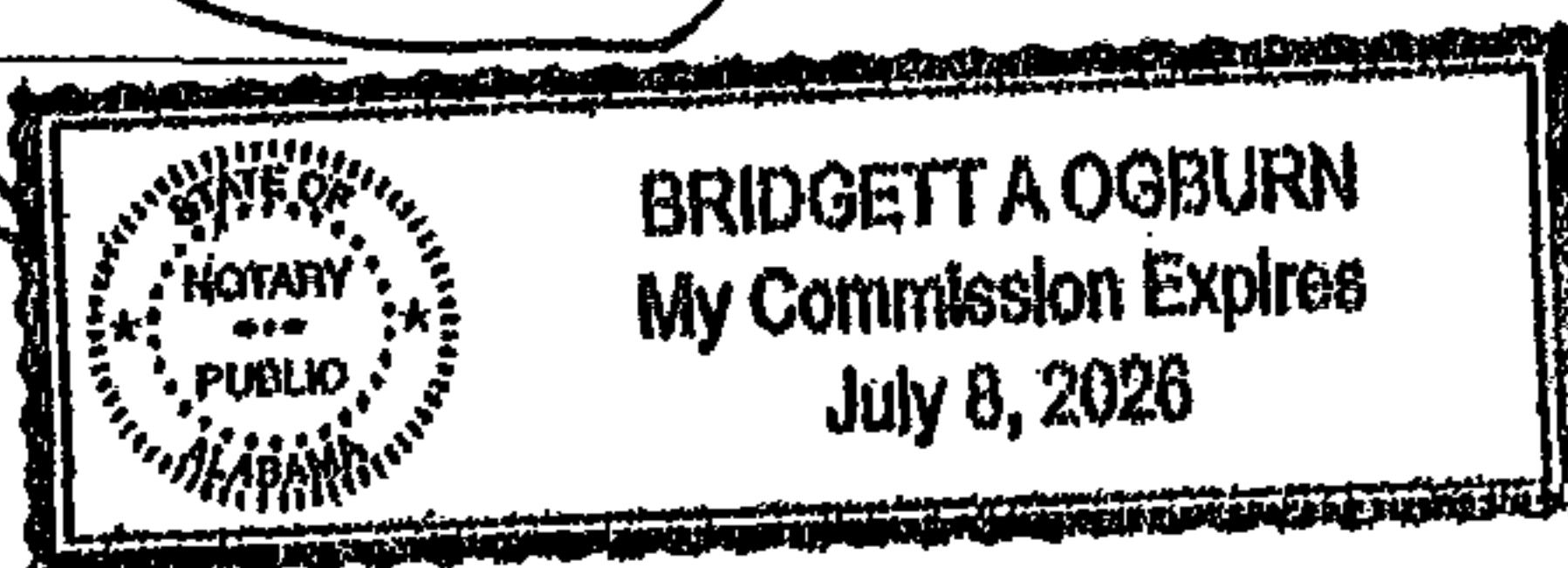
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of September, 2025.

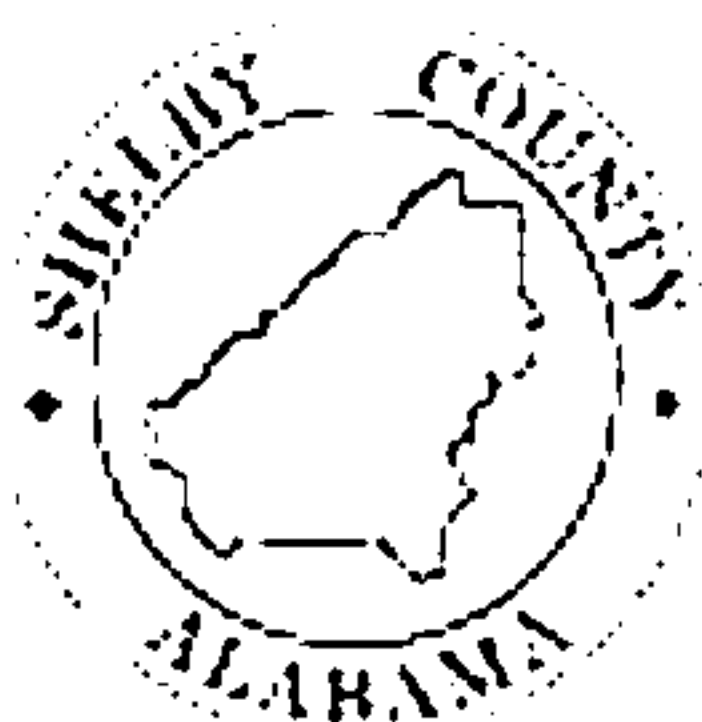

Sherrita Drake

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Sherrita Drake whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2025.


Notary Public
My Commission Expires: 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/15/2025 03:51:36 PM
\$60.00 BRITTANI
20250915000277830

