

**SEND TAX NOTICE TO:**

Jack Hodgens  
45676 Highway 25  
Vincent, AL 35178

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 FIFTY EIGHT THOUSAND AND 00/100 (\$158,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Juan Diego Silva Orta, an unmarried man**, whose address is **275 D McBrayer Dr., Vincent, AL 35178** (hereinafter "Grantor", whether one or more), by **Jack Hodgens**, whose address is 45676 Highway 25 Vincent AL 35178 (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 **Jack Hodgens**, the following described real estate situated in Shelby County, Alabama, **the address of which is 45676 Highway 25, Vincent, AL 35178 to-wit:**

**Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 34, Township 18 South, Range 2 East, Shelby County, Alabama; thence S 00 degrees 00'00" E, a distance of 895.46'; thence S 89 degrees 23'57" E a distance of 41.30' to the point of beginning; thence continue along the last described course, a distance of 511.04'; thence S 00 degrees 06'43" W, a distance of 90.61'; thence S 89 degrees 18'31" W, a distance of 113.54'; thence N 89 degrees 25'43" W, a distance of 400.03' to a point on the Easterly ROW of Alabama Highway 25; thence N 01 degrees 39'40" E and along said ROW, a distance of 93.39' to the POINT OF BEGINNING.**

**Subject property includes a 2002 FTWD BRITTANY manufactured home, comprised of two sections with the following serial numbers: GAFL275A73819BP11 & GAFL275B73819BP11. Said manufactured home is permanently affixed to said real property, with wheels and axles removed, to be taxed and assessed as realty, thereby forming a part of the realty.**

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 \$155,138.00 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 19th day of September, 2025.

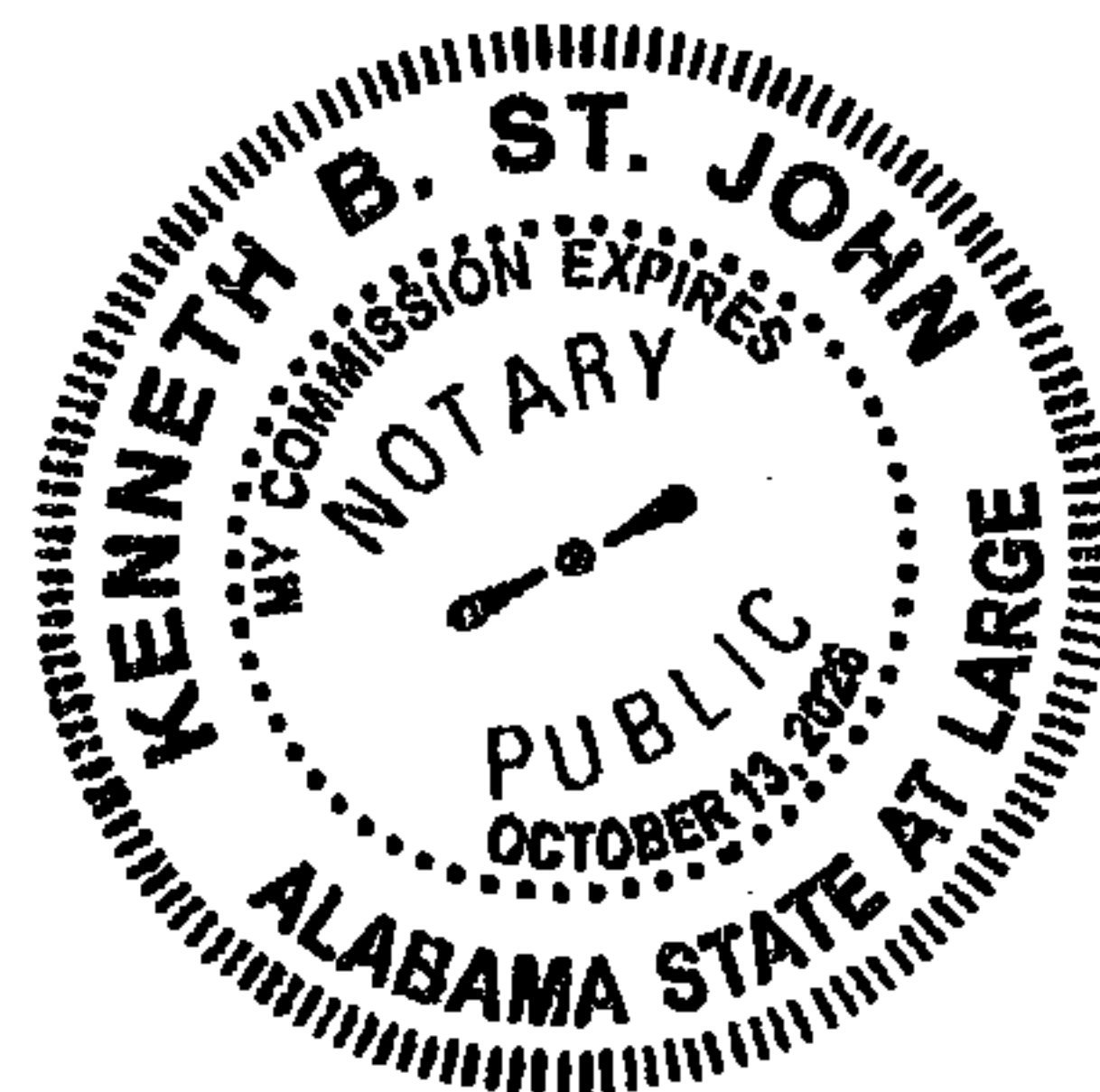
*Juan Diego Silva Orta.*  
**Juan Diego Silva Orta**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Juan Diego Silva Orta 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of September, 2025.

*[Signature]*  
Notary Public: *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  
09/22/2025 08:10:59 AM  
\$28.00 KELSEY  
20250922000289150

*Allie S. Bayl*