

SEND TAX NOTICE TO:

Miguel Hernandez Mendez and Ricardo Mendez
2325 Kala Street
Helena, AL 35080

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 SIXTY FIVE THOUSAND AND 00/100 (\$265,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Somer Camille Kelley FKA Somer Armistead and Adrian DeAndre Kelley, wife and husband**, whose address is 15708 County Road 29, Jemison, AL 35085 (hereinafter "Grantor", whether one or more), by **Miguel Hernandez Mendez and Ricardo Mendez**, whose address is 2325 Kala Street Helena, AL 35080 (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 **Miguel Hernandez Mendez and Ricardo Mendez, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2325 Kala Street, Helena, AL 35080** to-wit:

Lot 2, according to the Survey of Kingridge Subdivision, as recorded in Map Book 6, Page 87, in the Probate Office of SHELBY County, ALABAMA.

Somer Camille Kelley is one and the same person as Somer Armistead, grantee in that certain deed recorded in Instrument# 20090319000102120 with the Judge of Probate Shelby County, Alabama.

Ricardo Mendez is one and the same person as Ricardo Mendez Villalvazo.

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 \$251,750.00 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 23rd day of October, 2025.

Somer Camille Kelley
FKA Somer Armistead
Somer Camille Kelley FKA Somer Armistead

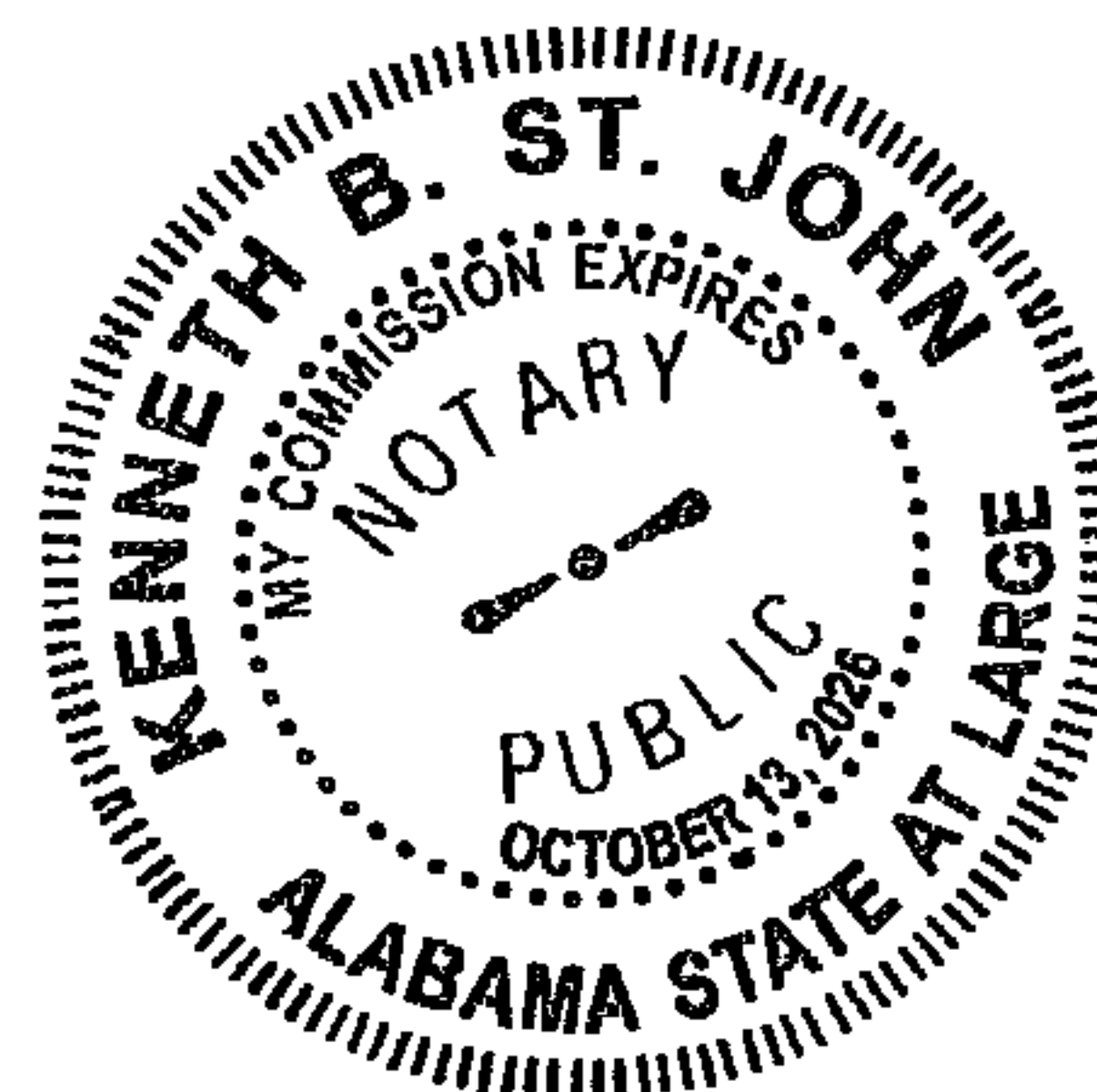
Adrian DeAndre Kelley
Adrian DeAndre Kelley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Somer Camille Kelley FKA Somer Armistead and Adrian DeAndre Kelley 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 23rd day of October, 2025.

Kenneth B. St. John
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
10/23/2025 03:48:43 PM
\$40.50 JOANN
20251023000326020

Allie S. Bayl