

Send tax notice to:

Roberto Enrique Oliva Hernandez

702 Wilderness Road
Pelham, AL 35124

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2025386T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **G. Waymon Coker and Paula A. Coker, husband and wife,** whose mailing address is 40 Spring Drive Shelby AL 35743 (hereinafter referred to as "Grantors") by **Roberto Enrique Oliva Hernandez and Ana Gloria Oliva** whose property address is: **952 Ryecroft Road, Pelham, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, in Block 3, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, page 107, in the Office of the Judge of Probate of Shelby County, Alabama

SUBJECT TO:

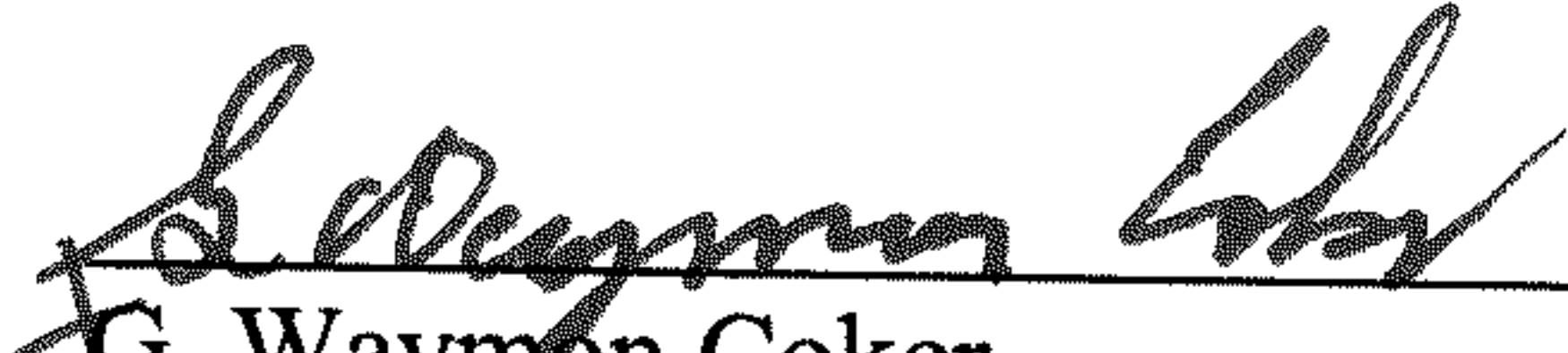
1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, page 107, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

\$160,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 3 day of December, 2025.

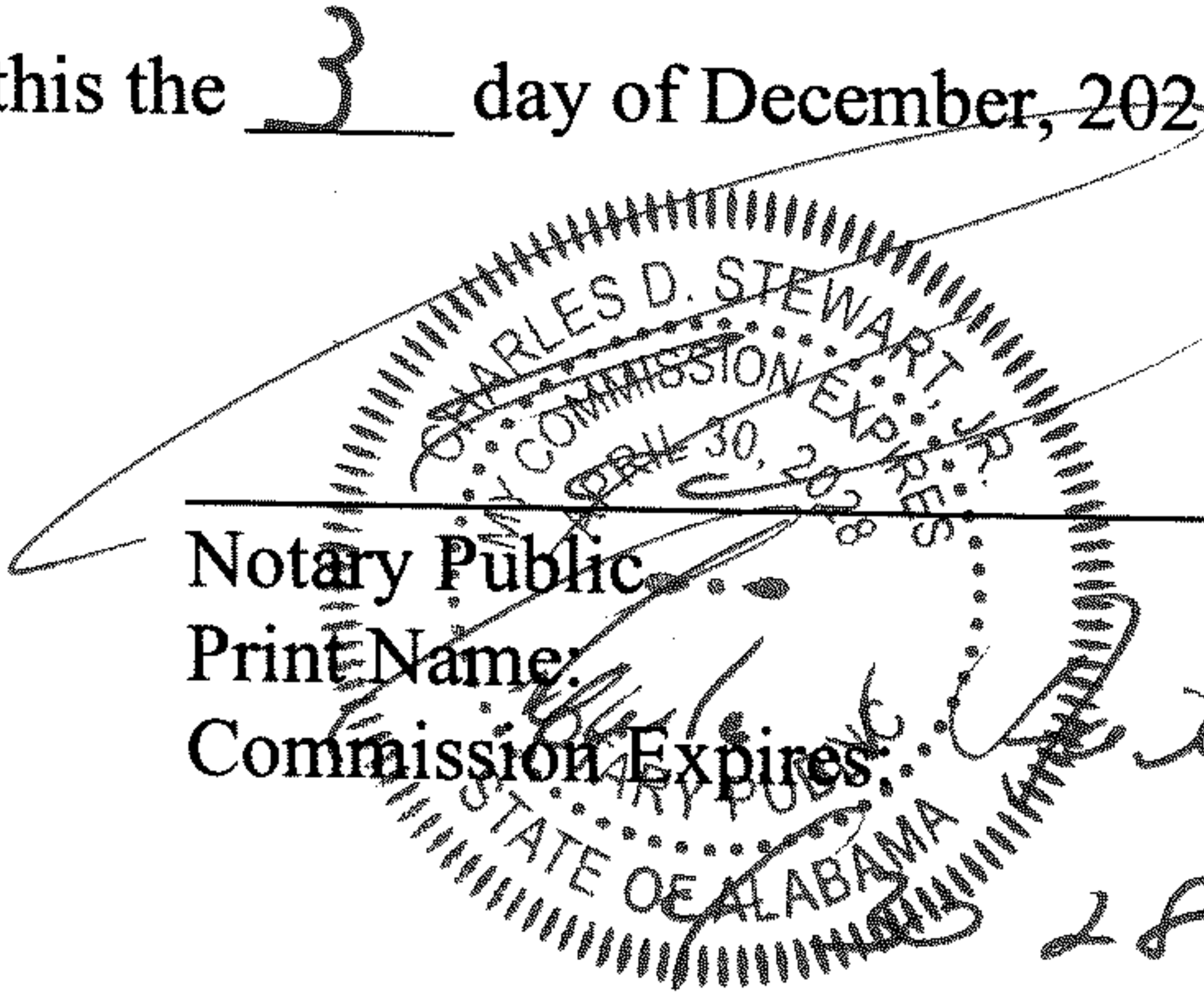

G. Waymon Coker


Paula A. Coker

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that G. Waymon Coker and Paula A. Coker whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of December, 2025.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: April 30, 2028
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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2025 10:59:49 AM
\$65.00 JOANN
20251204000371400

