

This Instrument was Prepared by:

Send Tax Notice To: Maricela Hernandez Ruiz

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

446 Ozley Rd Lot#3  
Alabaster AL 35007

File No.: S-21-26882

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Eight Thousand Dollars and No Cents (\$38,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Hector Moreno**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Maricela Hernandez Ruiz**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

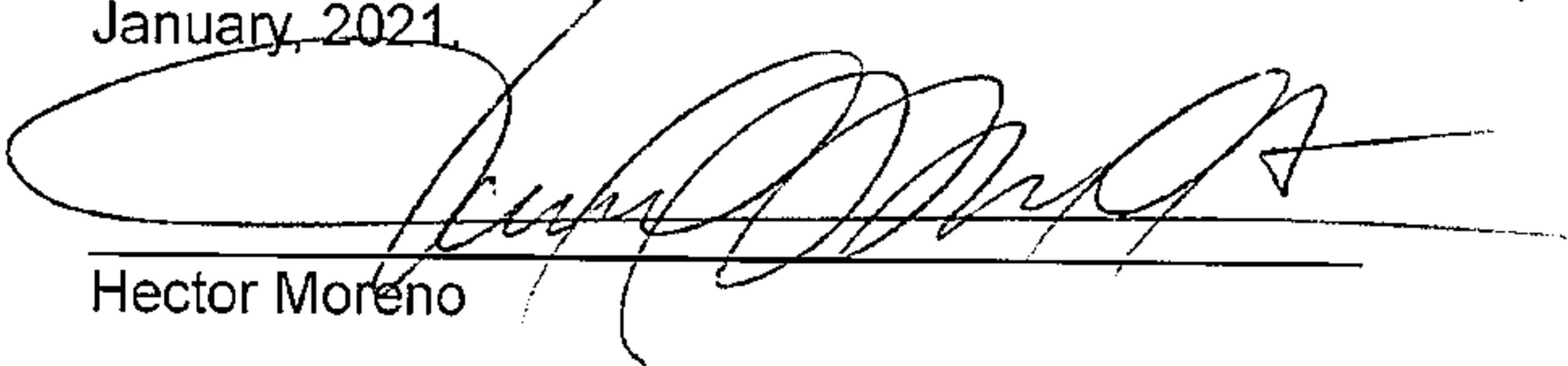
**No part of the homestead of the Grantor herein or his spouse.**

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of January, 2021.

  
Hector Moreno

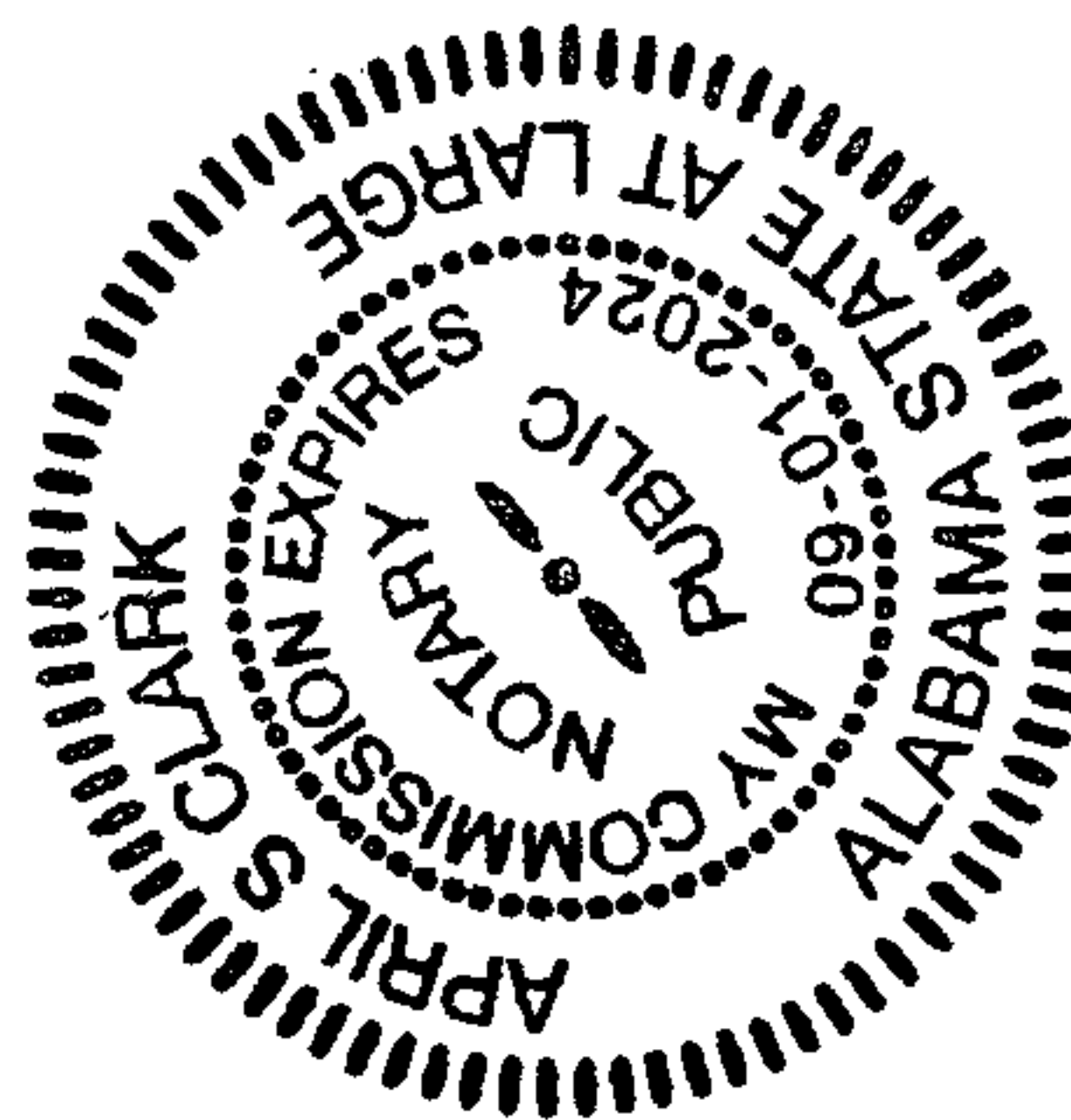
State of Alabama

County of Shelby

*April Clark*  
I, ~~Mike T. Atchison~~, a Notary Public in and for the said County in said State, hereby certify that Hector Moreno, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of January, 2021.

*April Clark*  
Notary Public, State of Alabama  
~~Mike T. Atchison~~  
My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 22, Township 21 south, Range 3 West, Shelby County, Alabama and run thence South 2 degrees 30 minutes East along the East line of said quarter-quarter a distance of 313.07 feet to the point of beginning of the property, being described; thence continue along last described course a distance of 104.35 feet to a point; thence run South 87 degrees 30 minutes West a distance of 208.71 feet to a point on the East line of a graveled public road; thence run North 2 degrees 30 minutes West along said East line of said road a distance of 104.35 feet to a point; thence run North 87 degrees 30 minutes East a distance of 208.71 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., Reg. No. 9049, dated February 6, 1987. Situated in Shelby County, Alabama.

