

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of **Twenty Nine Thousand Nine Hundred and No/100 Dollars (\$29,900.00)** the amount of which has been verified by a written agreement between the parties hereto, and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JABARI A. MOSLEY, an unmarried person**, having a mailing address of 208 Normandy Lane, Chelsea, AL 35043 (herein referred to as the "Grantor", whether one or more) does by these presents grant, bargain, sell and convey unto **MARIA R. RANGEL GARCIA**, having an address of **1275 HWY 47, COLUMBIANA, AL 35051** (herein referred to as "Grantee", whether one or more) all of the Grantor's interest in and to the following described real estate situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A.

SUBJECT TO: Taxes for the current year and subsequent years, a lien not yet due and payable, and any and all restrictions, easements, exceptions, reservations and rights of way of record, if any.

PROPERTY ADDRESS: 1275 & 1255 HWY 47, COLUMBIANA, AL 35051

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

And the said Grantor does, for himself/herself/themselves, his/her/their heirs and assigns, covenant with said Grantee, his/her/their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises, that the premises is free from all encumbrances except as otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will and his/her/their heirs and assigns shall **Warrant and Defend** the premises to

the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons claiming by and through the Grantor.

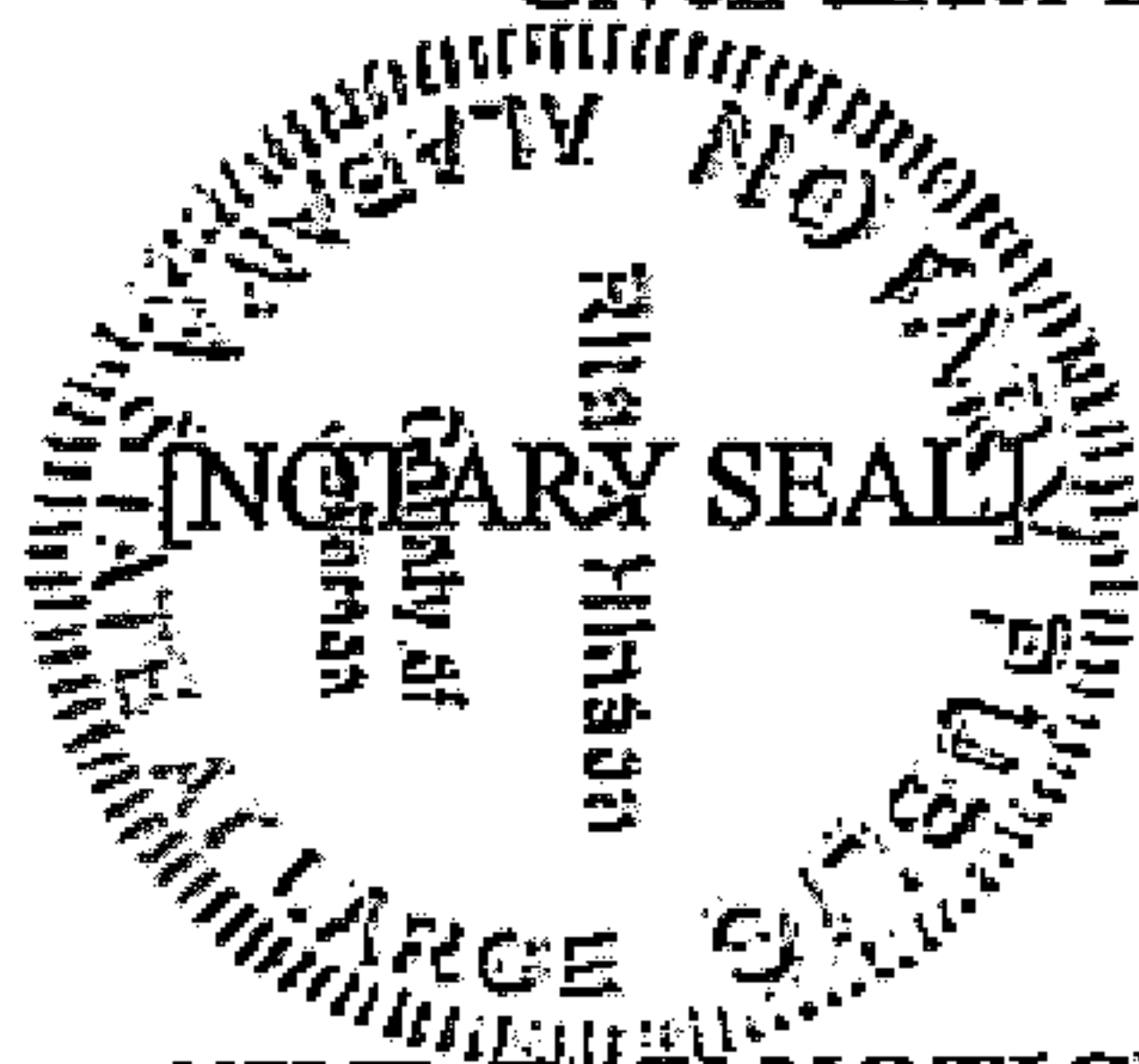
In Witness Whereof, the said Grantor has set his/her/their hand(s) and seal(s) this 17th day of OCTOBER, 2023.

JABARI A. MOSLEY

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned Notary Public in and for said County in said State, hereby certify that JABARI A. MOSLEY is/are signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he/she/they executed the same voluntarily.

Given under my hand and seal this 17th day of October, 2023.



Rita A. Minson
Notary Public
My commission expires 07/09/2025

SEND TAX NOTICE TO: MARIA RANGEL GARCIA, 1255 HWY 47, COLUMBIANA, AL 35051

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY:

Donna M. Jennings, Esq., PO Box 546, Sumiton, AL 35148, 205.602.6110

Poor Quality

EXHIBIT A

Legal Description

Begin at the SW corner of the SW ¼ of the SE ¼ of Section 36, Township 21, Range 1 West, thence South 86°15' West 21 feet; thence North 23°45' West 210 feet; thence North 20°25' West 210 feet for point of beginning; thence North 21°15' West 210 feet; thence North 86°16' East 687 feet; thence South 3°45' East 210 feet; thence South 86°15' West 614.7 feet to point of beginning.

ALSO:

Beginning at a point 21 feet West of the SE corner of the SE ¼ of SW ¼ of Section 36, Township 21, Range 1 West, and run South 86°15' West along South line of said 40 acres 420 feet to the East side of Columbiana and Shelby public road; thence North 23°45' West along the East side of said road 440 feet to the point of beginning of the lot hereby described; thence North 20°25' West along the East line of said road 220 feet; thence North 86°15' East 420 feet; thence South 20°25' East 210 feet; thence South 86°15' West 420 feet to the point of beginning.

All situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/24/2023 09:03:18 AM
\$58.00 JOANN
20231024000312540

Allie S. Bayl