

20171013000374150
10/13/2017 02:58:33 PM
DEEDS 1/2

Send tax notice to: Jorge Salguero, 1336 1st Ave, Alabaster, AL 35007

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL. 35243

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ninety-Thousand and no/100 (\$90,000.00) dollars 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

Judy D. Bell, Marrried and Joey F. Moore, Marrried and Jeffrey L. Moore, Marrried and Shirley Ethridge, Single, whose mailing address is: 12 New Hope Rd. Montevallo, AL 35115

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jorge Salguero, whose mailing address is: 1336 1st Ave, Alabaster, AL 35007

(herein referred to as grantee), the following described real property situated in Shelby County, Alabama, the address of which is: 1336 1st Ave, Alabaster, AL 35007 to-wit:

A portion of the SE 1/4 of the SE 1/4 Section 34, Township 20 South, Range 3 West particularly described as follows: From the Northwest corner of the SE 1/4 of the SE 1/4 of said Section, run Easterly along the North boundary line of said SE 1/4 of the SE 1/4 of said Section for 105.0 feet to the point of beginning of the land herein described; thence continue Easterly along the North boundary line of the SE 1/4 of the SE 1/4 of said Section 105.0 feet; thence turn an angle of 89 deg., 38 min. 09 sec. to the right and run Southerly 276.49 feet to a point on the North right of way line of the Helena-Alabaster Road; thence turn an angle of 97 deg. 16 min. 20 sec. to the right and run Northwesterly along the North right of way line of said road for 56.20 feet; thence turn an angle of 84 deg. 35 min. 20 sec. to the right and run Northerly for 10.0 feet; thence turn an angle of 86 deg. 55 min. to the left and run Northwesterly along the North right of way line of said road for 49.72 feet; thence turn an angle of 85 deg. 03 min. 20 sec. to the right and run Northerly 257.62 feet, more or less, to the point of beginning. Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

This was not the homestead of Judy D. Bell, Joey F. Moore, Jeffrey L. Moore, Shirley Ethridge or their spouses.

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 persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 6th day of October, 2017.

Judy D. Bell

Judy D. Bell

Jeffrey L. Moore

Jeffrey L. Moore

Joey F. Moore

Joey F. Moore

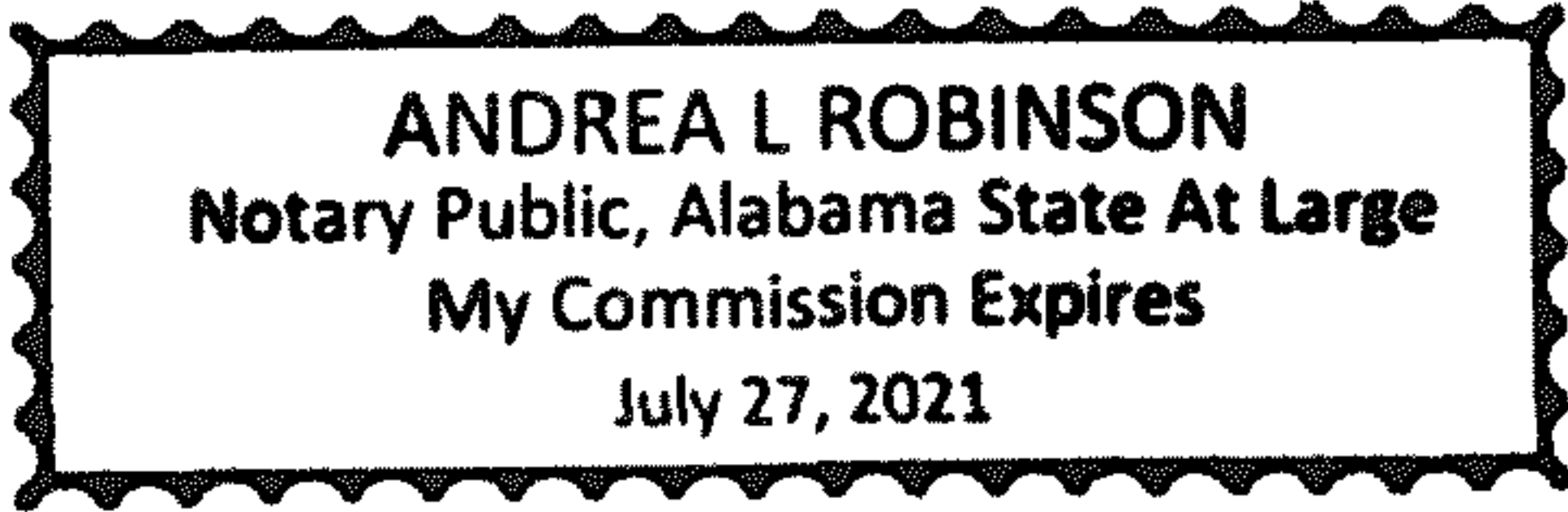
Shirley Ethridge by Judy D. Bell her attorney in fact

Shirley Ethridge by Judy D. Bell her attorney in fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy D. Bell and Jeffrey L. Moore and Joey F. Moore 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of October, 2017.



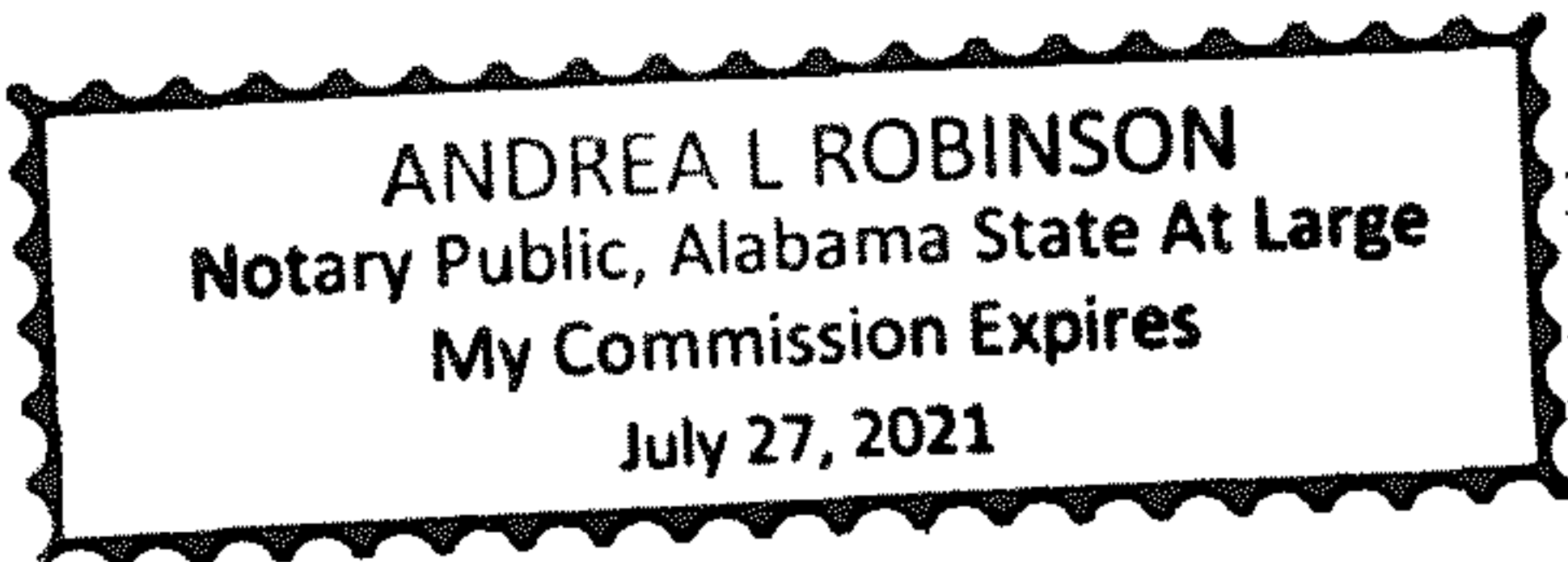
Andrea L. Robinson

NOTARY PUBLIC
My commission expires: 7/27/21

STATE OF ALABAMA
COUNTY OF JEFFERSON

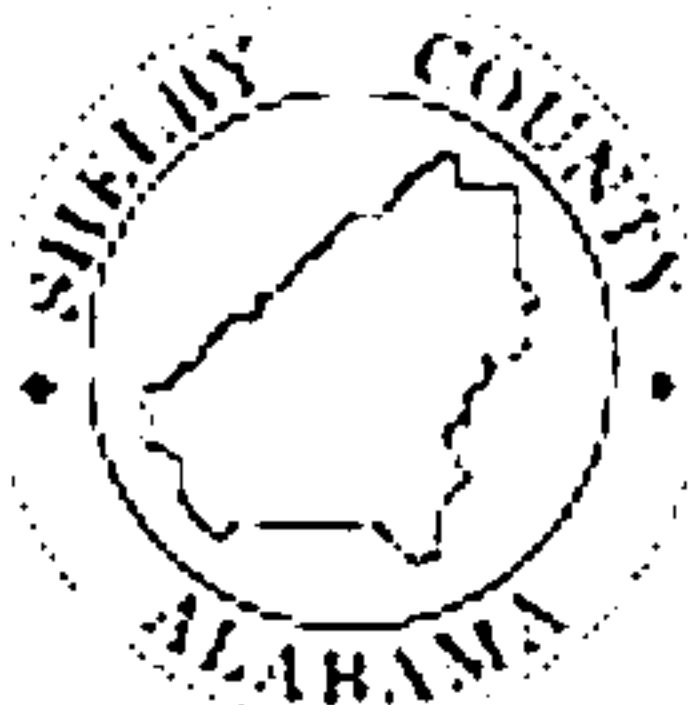
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Shirley Ethridge by Judy D. Bell her attorney in fact whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she, in her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 6th day of October, 2017.



Andrea L. Robinson

NOTARY PUBLIC
My Commission Expires: 7/27/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/13/2017 02:58:33 PM
\$108.00 CHERRY
20171013000374150

James W. Fuhrmeister