

Prepared by:  
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Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
Alejandro Sanchez  
451 Smokey Road  
Alabaster, AL 35007

GENERAL WARRANTY DEED

20171229000464660  
12/29/2017 03:26:46 PM  
DEEDS 1/1

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:  
That in consideration of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00), the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Robert Edward Butterworth, a married man, whose mailing address is:**

4778 Highway 25, Montevallo, AL 35115

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

**Alejandro Sanchez, whose mailing address is:** 451 Smokey Road, Alabaster , AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 609 Main St., Montevallo, AL 35115** to-wit:

Part of Lots 18 and 19, Block 16, according to the original plan of the Town of Montevallo, Alabama, more particularly described as follows:  
Commence at the Southernmost corner of Lot 18, according to said original plan of the Town of Montevallo, and run thence Northeasterly along the Northwest boundary of Main Street a distance of 53 feet to the point of beginning; thence continue Northeasterly along said boundary of Main Street 24 feet; thence turn an angle of 90 deg. to the left and run thence Northwesterly 100 feet to a point; thence turn an angle of 90 deg. to the left and run a distance of 24 feet to a point; thence turn and angle of 90 deg. left and run thence Southeasterly 100 feet to point of beginning; being situated in Shelby County, Alabama.

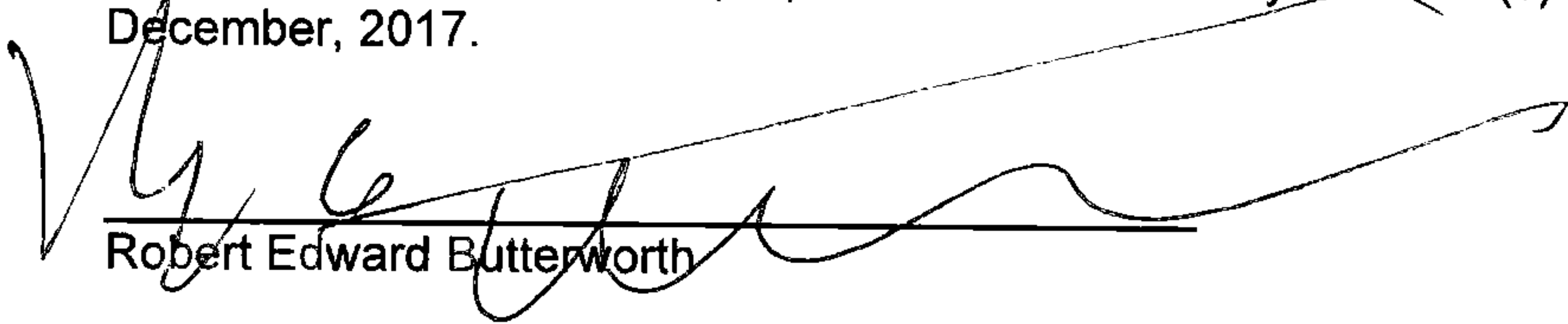
Subject to: All easements, restrictions and rights of way of record.

The above described property does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

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

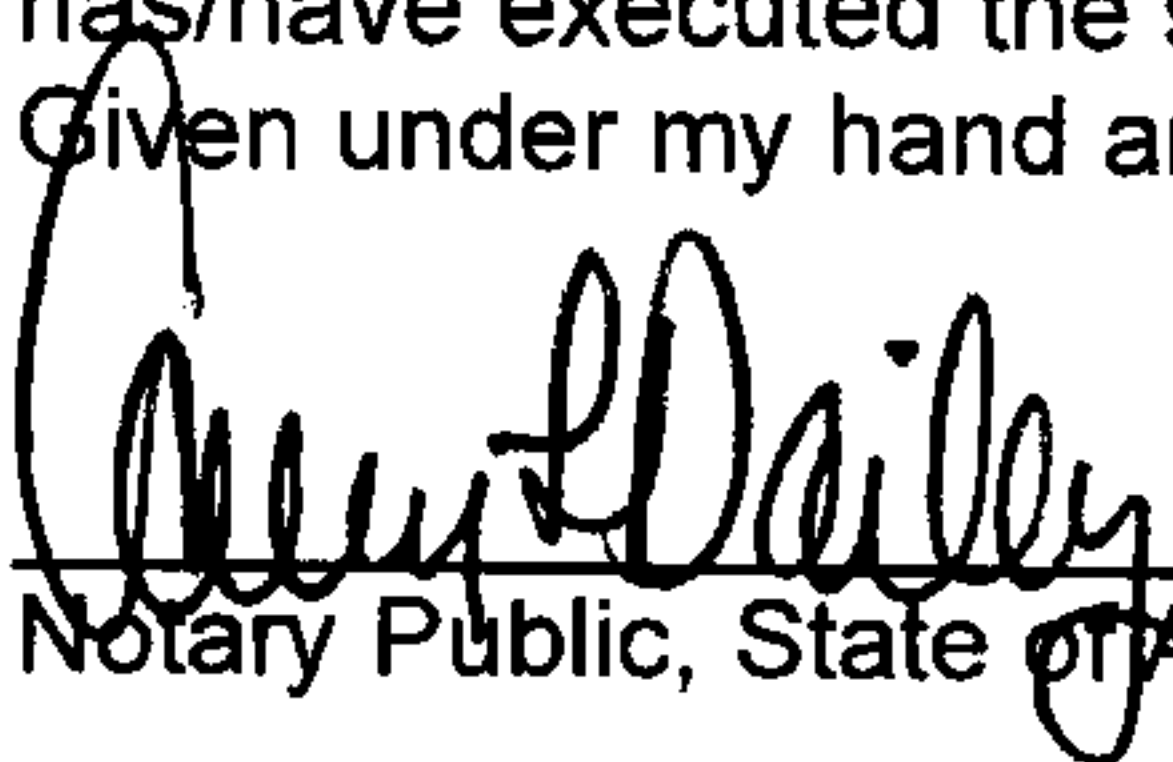
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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, I (we) have hereunto set my/our hand(s) and seal(s) this the 22nd day of December, 2017.

  
Robert Edward Butterworth

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Robert Edward Butterworth, whose name 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 has/have executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 22nd day of December, 2017.

  
Notary Public, State of Alabama

Printed Name of Notary - Cassy L. Dailey  
My Commission Expires: 6/4/2018



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/29/2017 03:26:46 PM  
\$140.00 CHARITY  
20171229000464660

