

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Moises E. Hernandez
13930 Hwy 25
Calera, AL 35040

GENERAL WARRANTY DEED

20181101000387920
11/01/2018 02:11:13 PM
DEEDS 1/1

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty Four Thousand Dollars and No Cents (\$84,000.00)**, 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

Debbie Bird, a married woman, whose mailing address is:

250 Highway 67, Calera, AL 35040

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

Moises E. Hernandez, whose mailing address is: 13930 Hwy 25, Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **13930 Hwy 25, Calera, AL 35040** to-wit:

For the Point of Beginning commence at the Northeast corner of the SW 1/4 of the NW 1/4 of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, and proceed South 00 degrees 09' 31" West along the East boundary of said 1/4-1/4 section line a distance of 215.17 feet; Thence South 71 degrees 46' East a distance of 93.10 feet to a point on the Northwesterly right-of-way boundary of the L&N Railroad (R/W - 100'); Thence South 36 degrees 19' West along said railroad R/W a distance of 324.63 feet; Thence North 53 degrees 50' West a distance of 428.75 feet to a point on the Easterly right-of-way boundary of Alabama Highway No. 25, said point being on a curve; Thence North 29 degrees 14' East for a chord distance of 335.42 feet to a point on said right-of-way line; Thence North 81 degrees 35' East a distance of 290.09 feet to its point of intersection with the East boundary of the NW 1/4 of said Section 13; Thence South 00 degrees 09' 31" West along the East boundary of said 1/4-14 section a distance of 82.30 feet to the place of beginning, and being located in the NW 1/4-NW 1/4, SW 1/4-NW 1/4 and the SE 1/4 - NW 1/4 all in Section 13, Township 22 South, Range 2 West, 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 her spouse, neither is it contiguous thereto.

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

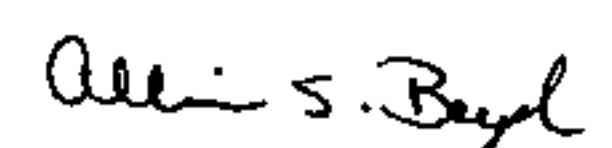
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 11th day of October, 2018.


Debbie Bird by Sidney Maurice Bird, III, her Attorney
in Fact

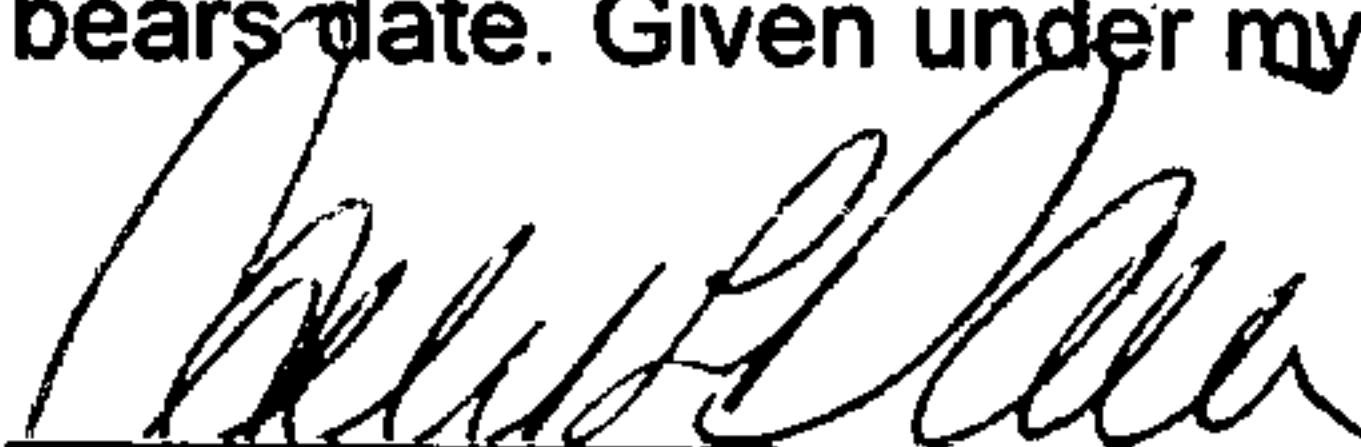


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2018 02:11:13 PM
\$99.00 CHERRY
20181101000387920



State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Sidney Maurice Bird, III, Attorney in Fact for Debbie Bird, 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 with full authority on the day the same bears date. Given under my hand and official seal this the 11th day of October, 2018.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022

