

This Instrument Prepared by:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. INSERT FILE NO**

SEND TAX NOTICE TO:

Jose Angel Ramirez
212 Shoal Creek Circle
Montevallo, AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Sixty-five Thousand and 00/100 Dollars (\$165,000.00)** 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 where is acknowledged. I or we, **Daniel Acker, a single person** whose mailing address is: **7501 Lou George Loop, Bessemer, AL 35022** ; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jose Angel Ramirez**, whose mailing address **212 Shoal Creek Circle, Montevallo, AL 35115** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **212 Shoal Creek Circle, Montevallo, AL 35115** to wit:

Lot 21, according to the Amended map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 16, Page 41, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama..

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$156,750.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 8-30th day of _____, 2019.

Daniel Acker
Daniel Acker

STATE OF ALABAMA

Jefferson County ss:

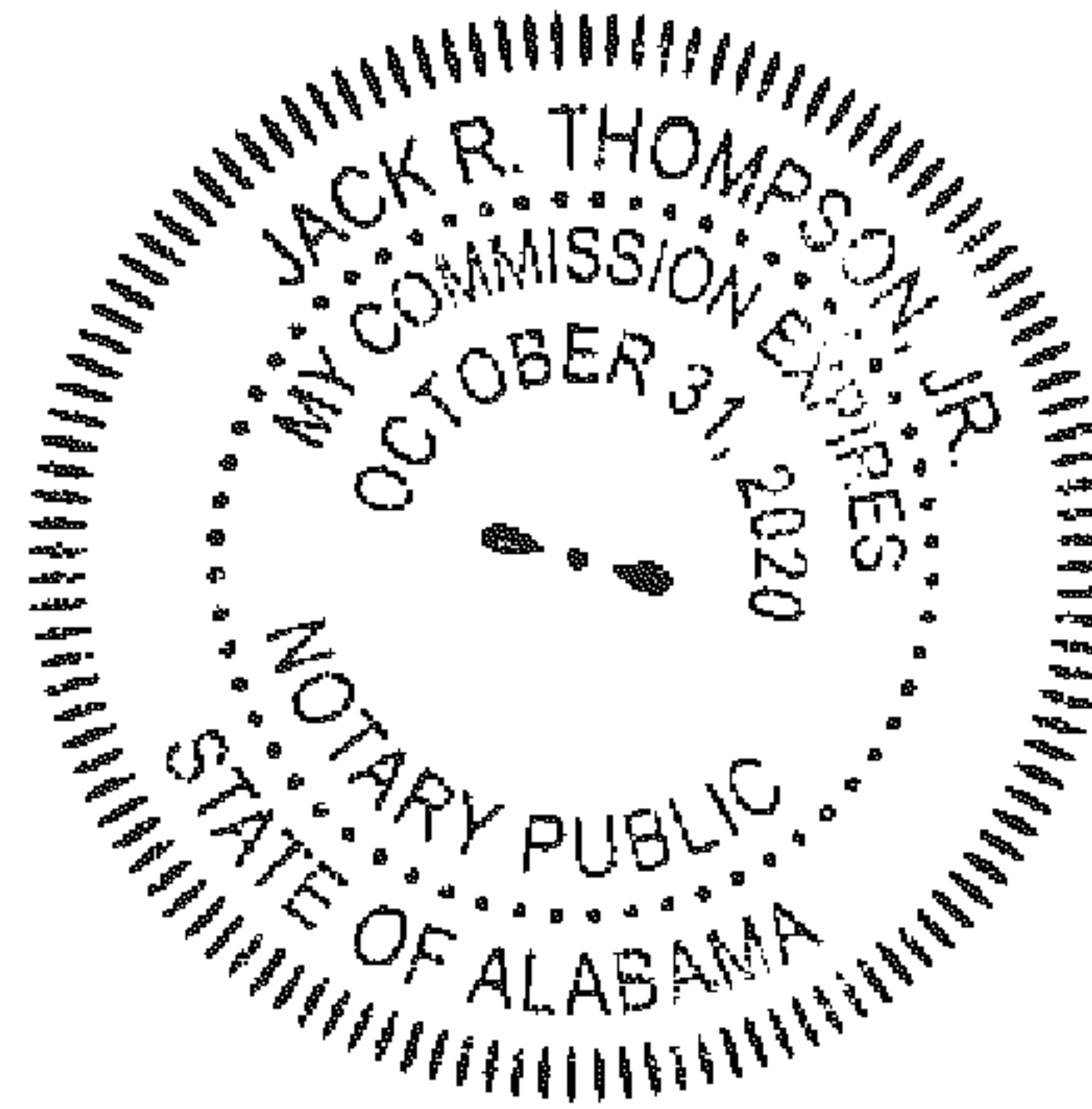
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **insert grantee** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of Aug, 2019

My Commission Expires: 10/31/2020

[Signature]
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2019 03:21:51 PM
\$33.50 CATHY
20190904000326160

Allen S. Bayl