

AFTER RECORDING RETURN TO:

McDonnell and Associates, PA
949 East Main St Suite B
Lexington, SC 29072
File No. BOOMAL-19351437

Shelby County, AL 10/17/2019
State of Alabama
Deed Tax: \$5.50

MAIL TAX STATEMENTS TO:

Benjamin Freiger
Anna Freiger
267 Creekside Lane
Pelham, AL 35124

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405



20191017000382730 1/3 \$33.50
Shelby Cnty Judge of Probate, AL
10/17/2019 12:14:04 PM FILED/CERT

Confirmed by Clerk

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 13 day of September, 2019, by and between **Jose F. Monroig Saltar, a married man**, whose address is Carr. # 2 Km. 119.2 (interior), Aguadilla, Puerto Rico, 00603, hereinafter referred to as Grantor(s) and **Benjamin Freiger and Anna Freiger, husband and wife, as joint tenants with right of survivorship**, whose address is 267 Creekside Lane, Pelham, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Eighty-Nine Thousand Nine Hundred and 00/100 (\$289,900.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 267 Creekside Lane, Pelham, AL 35124

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

This is not the homestead property of the Grantor.

Executed this 13 day of September, 2019.

[Signature]
Jose F. Monroig Saltar by Carol Monroig as his Attorney-in-Fact

STATE OF Puerto Rico
COUNTY OF Isabela

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Carol Monroig as Attorney-in-Fact for Jose F. Monroig Saltar, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 13 day of September, 2019.

[Signature]
NOTARY PUBLIC
My commission expires: Lifetime
Notary Number: 17209



2832
RECIBO
4018-04685449



9397
09/09/2019
\$5.00
Sello de Asistencia Legal
80004-2019-0909-32039167

No title exam performed by the preparer. Legal description and party's names provided by the party.

[Barcode]
20191017000382730 2/3 \$33.50
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EXHIBIT A
LEGAL DESCRIPTION

Lot 186, according to the Final Plat of Holland Lakes, Sector 3, as recorded in Map Book 37, page 85, in the Probate Office of Shelby County, Alabama. Together with the non-exclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions and Restrictions executed by Holland Lakes, Inc. and filed in Instrument 20050425000196100 in the Probate Office of Shelby County, Alabama (the "Declaration").

Parcel ID Number: 13-7-26-1-006-057.000

Being the same property conveyed to Jose F. Monroig Saltar by deed of D.R. Horton, Inc.- Birmingham dated April 25, 2011 and recorded May 18, 2011 in in the Clerk of Superior Court for Shelby County, AL.

Property commonly known as: 267 Creekside Lane, Pelham, AL 35124

