

THIS INSTRUMENT WAS PREPARED BY:

Martin Magallanes

4142 Hwy. 22 Montevallo AL 35007

SEND TAX NOTICE TO:

Cristina Arreola Montes de Oca

1564 kent dairy rd lot 813 Alabaster AL.
35007

Warranty Deed

STATE OF ALABAMA

COUNTY OF Shelby

DATE: September 4, 2019

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$44,000.00, the receipt of which is hereby acknowledged, the undersigned Martin Magallanes, married, of 4124 Hwy 22, Montevallo AL 30115, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, with general warranty covenants, unto Cristina Arreola Montes de Oca, married, of 1564 kent dairy rd lot 813, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

A parcel of land lying in the SW 1/4; NW 1/4; Sec. 4; T22S; R3W and more particularly described as follows: Starting at a point 40 feet north of the southwest corner of said SW 1/4; NW1/4; Sec.4; T22S ;R3W which point is also at the intersection of the west boundary line of said Sec. 4 and the north R/W line of Shelby County Highway #22, run easterly along said north R/W of said Highway #22 a distance of 210.0 feet to an iron marker, the point of beginning.

Thence run northerly parallel to the said west boundary line of said Sec. 4 a distance of 360.0 feet to an iron marker. Thence run easterly parallel to the said north R/W of said

Shelby County, AL 03/02/2020
State of Alabama
Deed Tax: \$44.00


20200302000081690 1/4 \$75.00
Shelby Cnty Judge of Probate, AL
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Highway #22 a distance of 92.1 feet to an iron marker. Thence run southerly a distance of 380.0 feet to an iron marker on said north R/W line of said Highway #22 which point is 101.5 feet east of said point of beginning. Thence run westerly along said north R/W of said Highway #22 a distance of 101.5 feet to the point of beginning. Said parcel of land lies in the said SW1/4; NW1/4; Sec.4; T22S; R3W; and contains 0.84 acres, more or less.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against all lawful claims whatsoever.

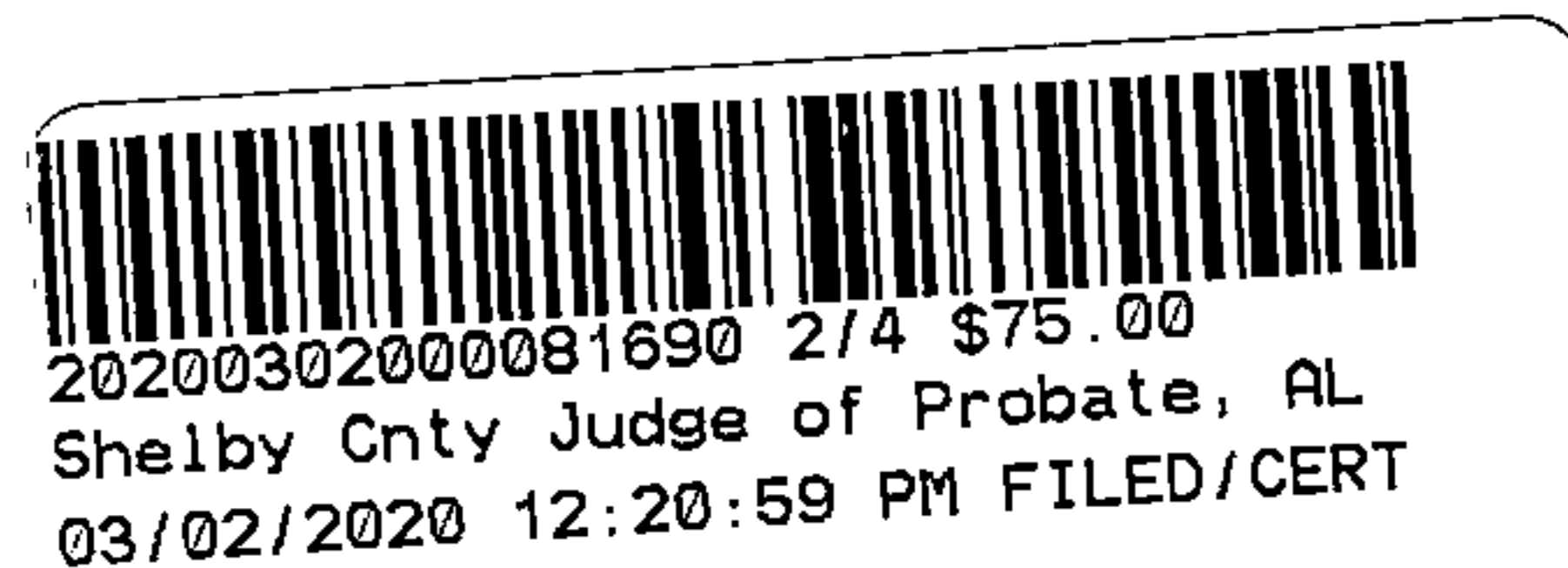
IN WITNESS WHEREOF the Grantor has signed and sealed this Warranty Deed the day and year above written.

Signed in the presence of:


Signature


Martin Magallanes

Axel Magallanes
Name



Spousal Acknowledgement

I, Alejandra Arreola of 4124 Hwy 22, Montevallo AL 35115, spouse of Martin Magallanes, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Alejandra Arreola

STATE OF ALABAMA

COUNTY OF Shelby

I Candace Arreola, a Notary Public in and for said County and State, hereby certify that Alejandra Arreola, having signed this Spousal Acknowledgement, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor's spouse has executed this Spousal Acknowledgement voluntarily and with lawful authority.

Given under my hand this 4th day of September, 2019.

Candace Arreola

Notary Public for the State of Alabama

My commission expires: 4-24-2020


20200302000081690 3/4 \$75.00
Shelby Cnty Judge of Probate, AL
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Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF Shelby

I Candace Arreola, a Notary Public in and for said County and State, hereby certify that Martin Magallanes, having signed this Warranty Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Warranty Deed voluntarily and with lawful authority.

Given under my hand this 4th day of September, 2019.

Candace Arreola
Notary Public for the State of Alabama

My commission expires: 4-24-2020



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