

20200602000222180 1/3 \$80.00
Shelby Cnty Judge of Probate, AL
06/02/2020 03:57:02 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. BOX 1319
Clanton, Alabama 35046

SPECIAL WARRANTY DEED

SEND TAX NOTICES TO:

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

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WHEREAS, in consideration of the sum of Fifty-two Thousand and 0/100 (\$52,000.00) and other valuable considerations to the undersigned GRANTOR, Harrison Price Properties, LLC, an Alabama Limited Liability Company, in hand paid by the GRANTEES, Jose Trinidad and Dulce Maria, the receipt whereof is acknowledged, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEES ^{CRUZ-FLORES} ^{RAMOS-ESCAMILLA} in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Tract 2 of the M and D Acres Subdivision as recorded in Map Book 21, at Page 149 in the Office of the Judge of Probate of Shelby County, Alabama. Said lot being more particularly described as follows:

A part of the East ½ of the Northeast ¼ of the Southeast ¼ of Section 2, Township 24, Range 12 East, described as follows:

Commence at the Southeast corner of Section 2 and go North 00 degrees, 29 minutes, 58 seconds West along the East boundary of said Section 2 for 2436.01 feet to the South boundary of Highway No. 25; thence South 87 degrees, 12 minutes, 09 seconds West along the South boundary of said Highway No. 25 for 80.00 feet; thence South 11 degrees, 57 minutes, 37 seconds East for 446.02 feet; thence South 08 degrees, 39 minutes, 30 seconds East for 218.18 feet; thence South 88 degrees, 00 minutes, 49 seconds East along an existing fence for 333.25 feet; thence North 00 degrees, 28 minutes, 31 seconds West along an existing fence for 230.71 feet; thence South 89 degrees, 27 minutes, 24 seconds West for 180.00 feet; thence North 00 degrees, 32 minutes, 36 seconds West for 277.91 feet; thence South 87 degrees, 12 minutes, 09 seconds West for 192.50; thence North 00 degrees, 32 minutes, 36 seconds West for 170.00 feet to the point of beginning.

Together with the following easement:

An easement for the purposes of ingress and egress and the location of public utilities to and from a public road. A non-exclusive perpetual easement is dedicated for that purpose described as follows: Commence at the Southeast corner of Section 2 and go North 00 degrees, 29 minutes, 58 seconds West along the East boundary of Section 2 for 2436.01 feet to the South boundary of Highway No. 25; thence South 87 degrees, 12 minutes, 09 seconds West along said South boundary for 508.89 feet to the point of beginning of a joint use drive being 10.00 feet either side of and parallel to a line described as follows: go South 27 degrees, 53 minutes, 00 seconds East for 54.13 feet; thence South 23 degrees, 36 minutes, 05 seconds East for 221.64 feet; thence South 03 degrees, 09 minutes, 50 seconds East for 184.23 feet to the end of said easement.

Subject to all restrictions, mineral and mining rights, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

TO HAVE AND TO HOLD Unto the said Grantees, their successors and assigns forever.

And said Grantor does for itself, its heirs, executors, administrators and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its heirs, executors, administrators and assigns, shall warrant and defend the same to Grantees, their successors and assigns, forever, against the lawful claims of all persons claiming under or through Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor, hereunto set its hands and seals, this the 19th day of May, 2020.

HARRISON PRICE PROPERTIES, LLC

Harrison Price

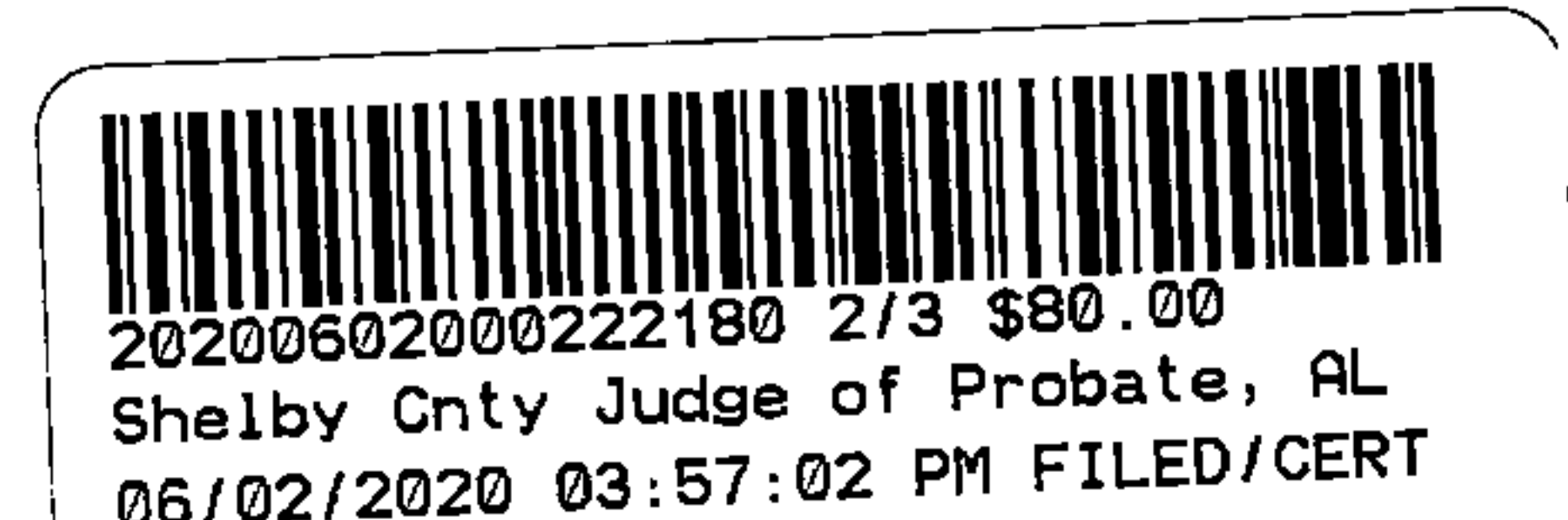
By: **Harrison Price**

As: President

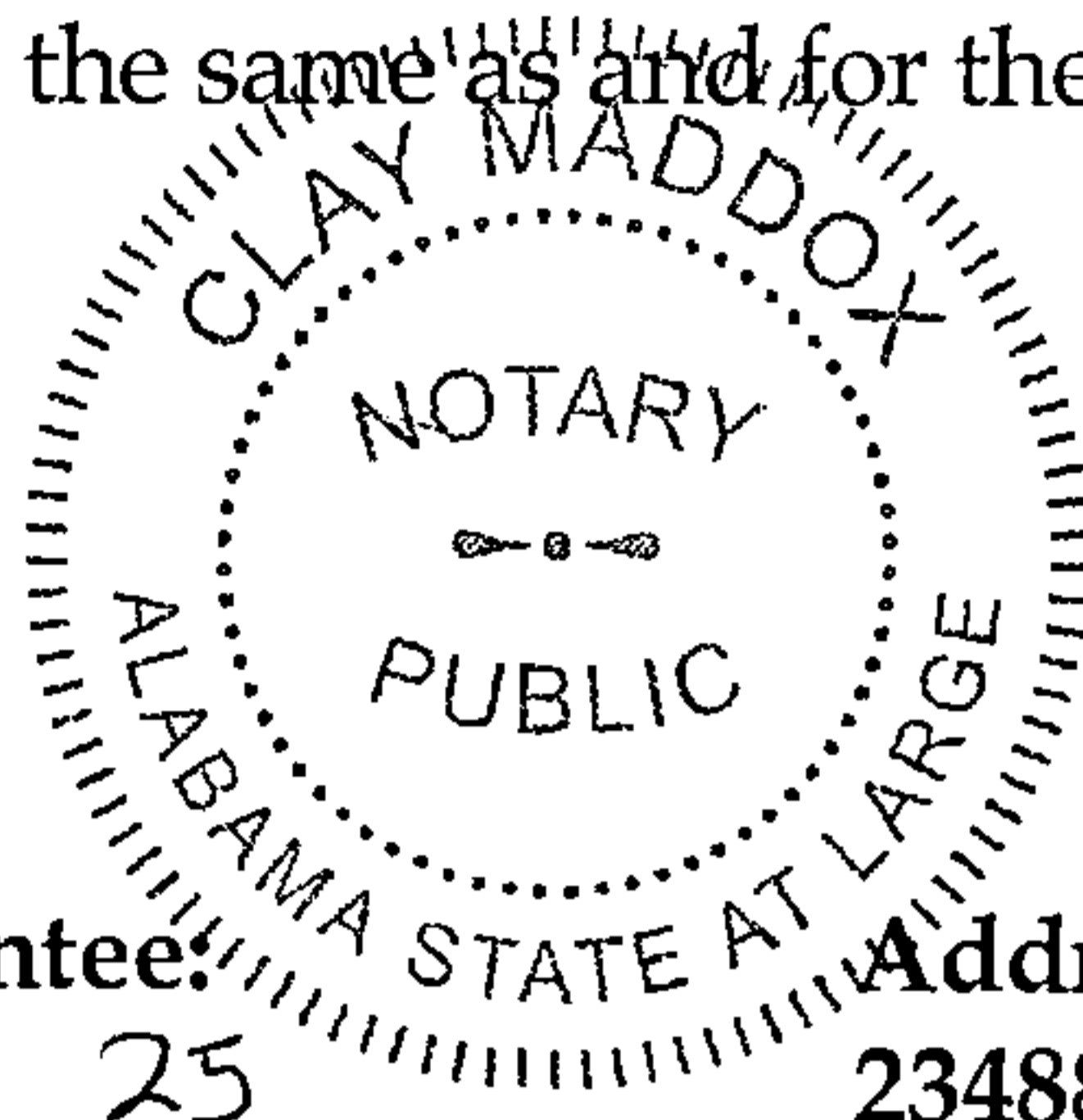
State of Alabama


Chilton County

I, a Notary Public, in and for said County, in said State, hereby certify that **Harrison Price** whose name as President of **Harrison Price Properties, LLC**, is signed to the foregoing



conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority and power, executed the same as and for the act of on the day the same bears date.





NOTARY PUBLIC 4-23-23

Address of Grantee:
5964 Hwy 25
Montevallo Alabama
35115

Address of Grantor:
23488 US Hwy 31
Jemison, AL 35085

Property Address:
5964 Hwy 25
Montevallo, AL 35115

Real Value: \$52,000.00



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Deed Tax: \$52.00