

20210122000035240
01/22/2021 09:17:28 AM
DEEDS 1/2

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Brenda Galvan Galera
929 3rd Avenue SW
Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00)**, 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

Maximino Garcia and Leticia Flores Angeles, a married couple, whose mailing address is:

929 3rd Avenue SW, Alabaster, AL 35007

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

Brenda Galvan Galera, whose mailing address is: 1023 Thompson Road, Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **929 3rd Avenue SW, Alabaster, AL 35007** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

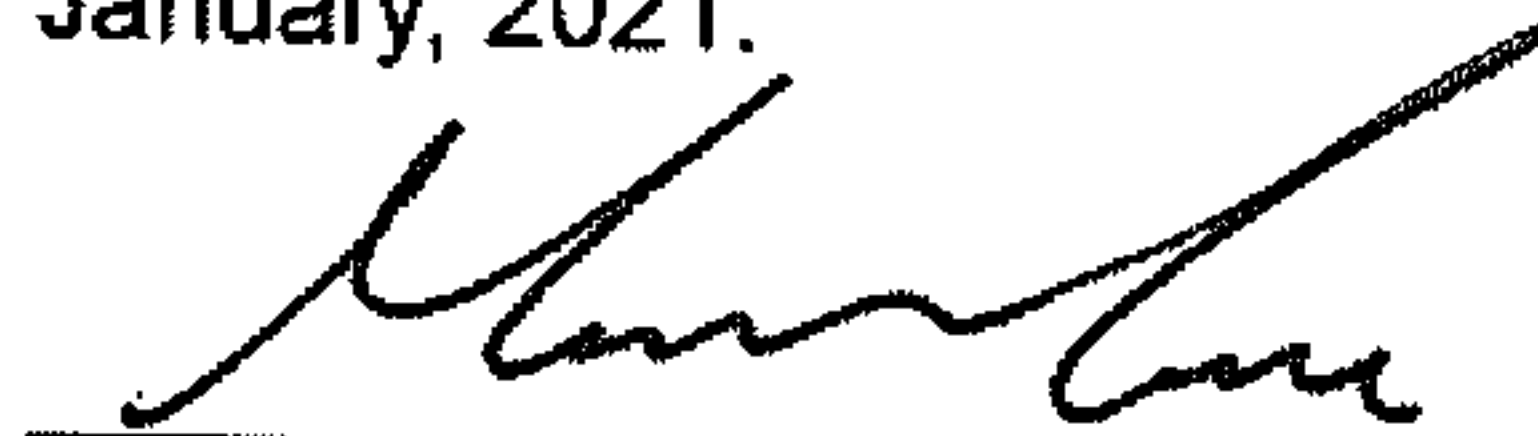
Subject to: All easements, restrictions and rights of way of record.

\$175,180.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 15th day of January, 2021.



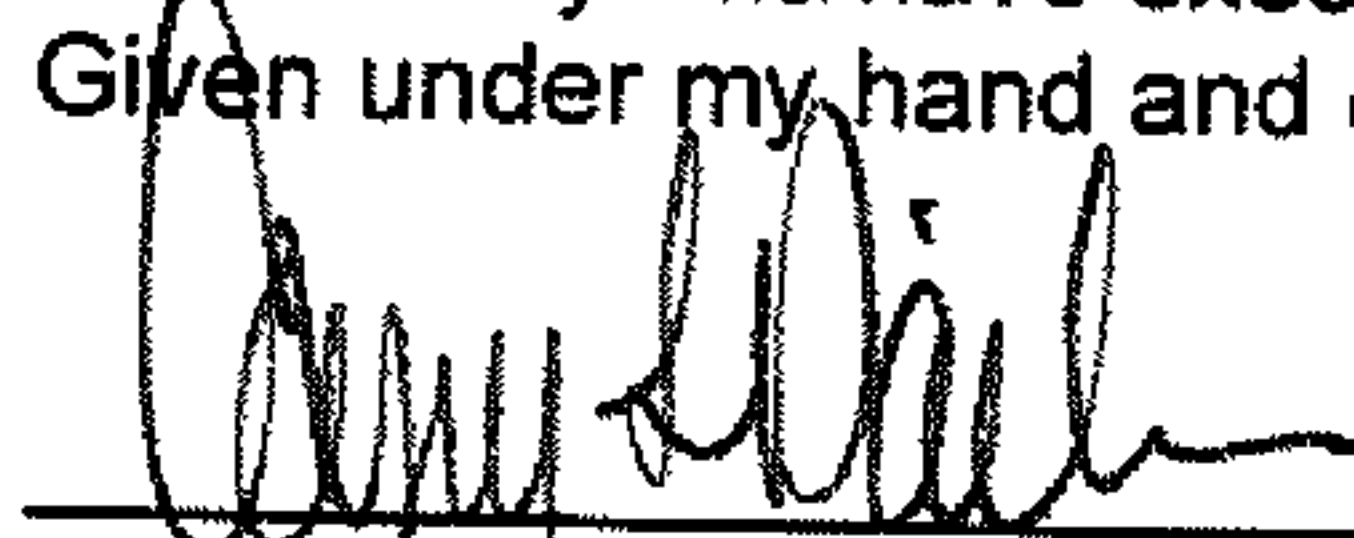
Maximino Garcia



Leticia Flores Angeles

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Maximino Garcia and Leticia Flores Angeles, 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 on the day the same bears date.
Given under my hand and official seal this the 15th day of January, 2021.



Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022

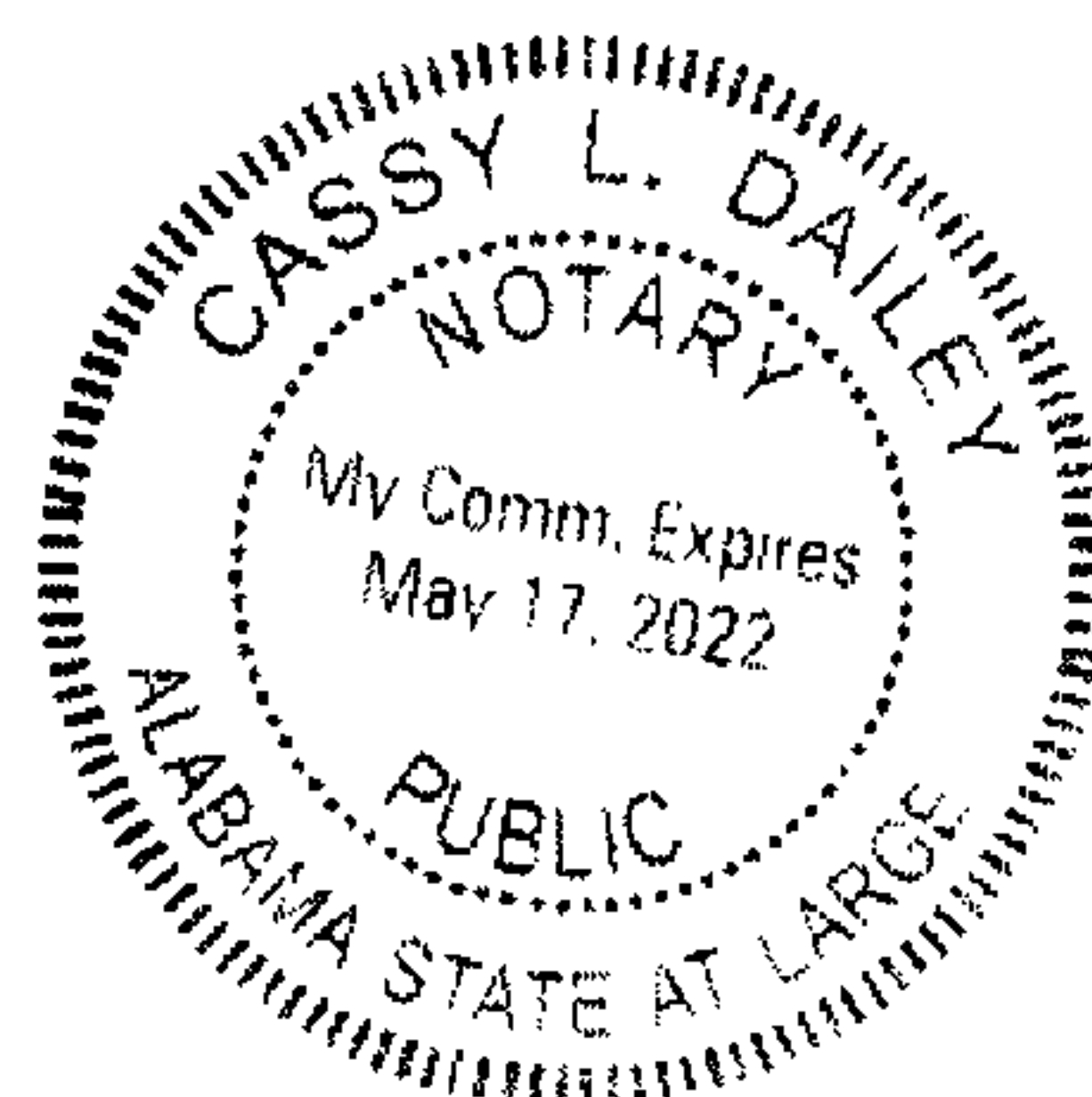


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said 1/4-1/4 section, thence run North 610.0 feet (629.2 feet deed); thence run West for 100 feet to the Point of Beginning; thence continue along the last described course of 100.16 feet (100 feet deed); thence run South 187.11 feet (190 feet deed); thence run East 97.97 feet (100 feet deed); thence run North 189.43 feet (190 feet deed) to the Point of Beginning; situated in Shelby County, Alabama.

20210122000035240 01/22/2021 09:17:28 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2021 09:17:28 AM
\$35.00 CHERRY
20210122000035240

Allen S. Bayl