

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Jose De La Cruz Herrera
~~58 Topaz Drive~~ PO Box 2185
~~Columbiana, AL 35051~~ Alabaster, AL
35007

GENERAL WARRANTY DEED

20210302000104120
03/02/2021 11:21:09 AM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twelve Thousand Dollars and No Cents (\$112,000.00)**, 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

Edward Gollotte and Beverly Gollotte, husband and wife, whose mailing address is:

58 Topaz Drive, Columbiana AL 35051

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

Jose De La Cruz Herrera, whose mailing address is:

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 58 Topaz Drive, Columbiana, AL 35051** 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.

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 24th day of February, 2021.

Edward Gollotte

Edward Gollotte

Beverly Gollotte

Beverly Gollotte

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Edward Gollotte and Beverly Gollotte, 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 24th day of February, 2021.

Sandy F. Johnson

Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: January 22, 2023

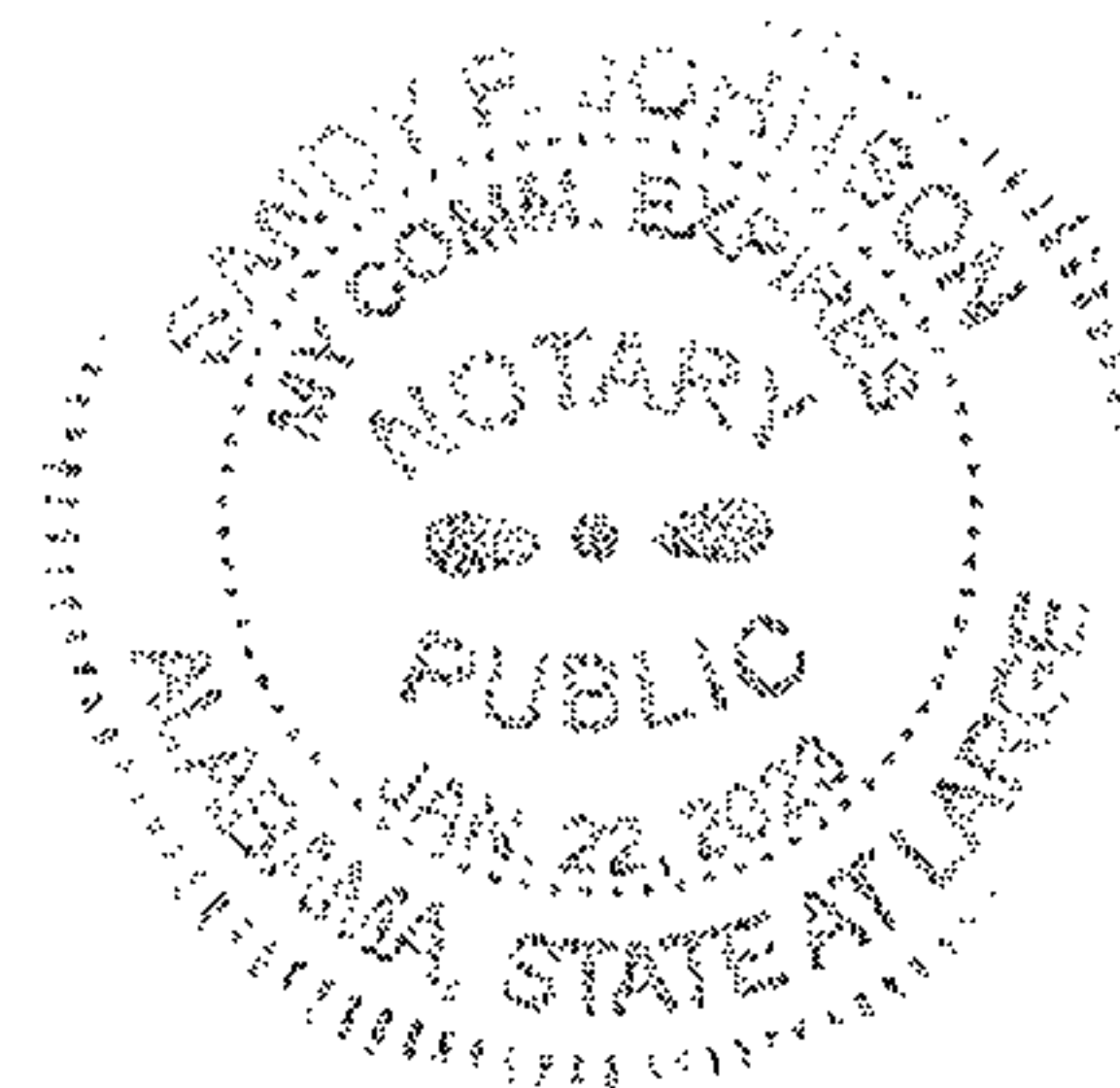
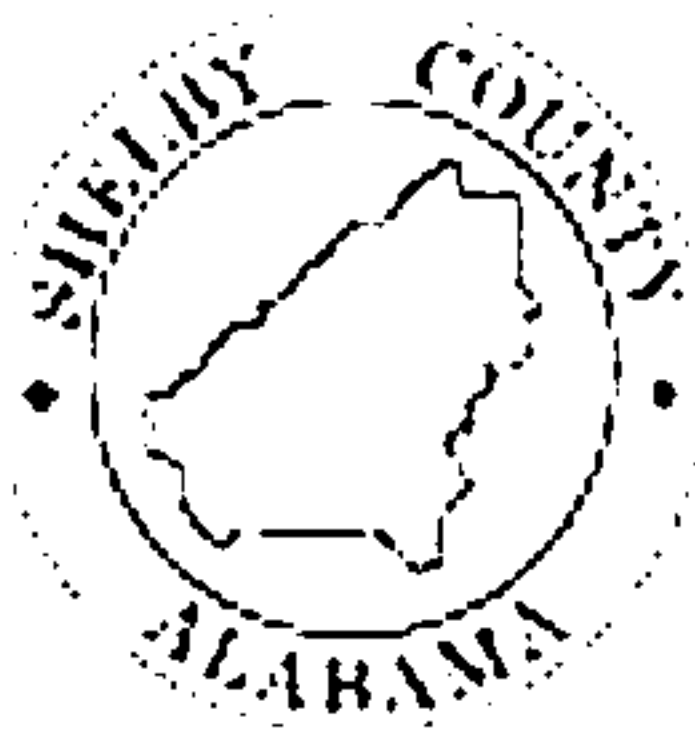


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, thence run West along the South 1/4-1/4 line a distance of 1296.05 feet, thence run North 03 degrees 28 minutes 40 seconds West a distance of 969.01 feet to the Point of Beginning; thence run North 06 degrees 34 minutes 56 seconds East a distance of 114.08 feet; thence run North 27 degrees 45 minutes 25 seconds West a distance of 103.30 feet; thence run South 82 degrees 19 minutes 30 seconds East a distance of 162.38 feet; thence run North 81 degrees 57 minutes 00 seconds East a distance of 172.90 feet; thence run South 27 degrees 45 minutes 00 seconds East of 142.27 feet; thence run South 82 degrees 00 minutes 21 seconds West a distance of 172.45 feet; thence run South 58 degrees 17 minutes 00 seconds West a distance of 113.13 feet; thence run North 80 degrees 58 minutes 06 seconds West a distance of 79.54 feet to the Point of Beginning.

Also an easement for ingress, egress and utilities described as follows:

Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama; thence run West along the South 1/4-1/4 line a distance of 1296.05 feet; thence run North 03 degrees 28 minutes 40 seconds West a distance of 696.01 feet; thence run North 06 degrees 34 minutes 56 seconds East a distance of 114.08 feet; thence run North 27 degrees 45 minutes 25 seconds West a distance of 103.30 feet to the Point of Beginning of said easement; thence continue last course a distance of 87.07 feet to a point on the Southeast right of way of Topaz road; thence run North 43 degrees 13 minutes 47 seconds East a distance of 26.44 feet; thence run South 27 degrees 45 minutes 25 seconds East a distance of 113.47 feet; thence run North 82 degrees 19 minutes 30 seconds West a distance of 30.68 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2021 11:21:09 AM
\$137.00 CHERRY
20210302000104120

Allie S. Boyd