

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by:

Cassy L. Bingham Dailey

Attorney at Law

3156 Pelham Parkway, Suite 2

Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:

Vicente Alvarenga Tejada

1868 Highway 86

Calera, AL 35040

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**QUIT CLAIM DEED**

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **H & L Properties, LLC, an Alabama Limited Liability Company**, the "Grantor" herein, in hand paid by **Vicente Alvarenga Tejada**, the "Grantees" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantees all its right, title, interest, and claim in or to the following described real estate, to wit:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said **Vicente Alvarenga Tejada** and Grantee's heirs and assigns forever.

Given under my hand and seal this 5th day of February, 2020.



20210324000149100 1/3 \$91.50  
Shelby Cnty Judge of Probate, AL  
03/24/2021 03:44:14 PM FILED/CERT

Shelby County, AL 03/24/2021  
State of Alabama  
Deed Tax: \$63.50

H & L Properties, LLC

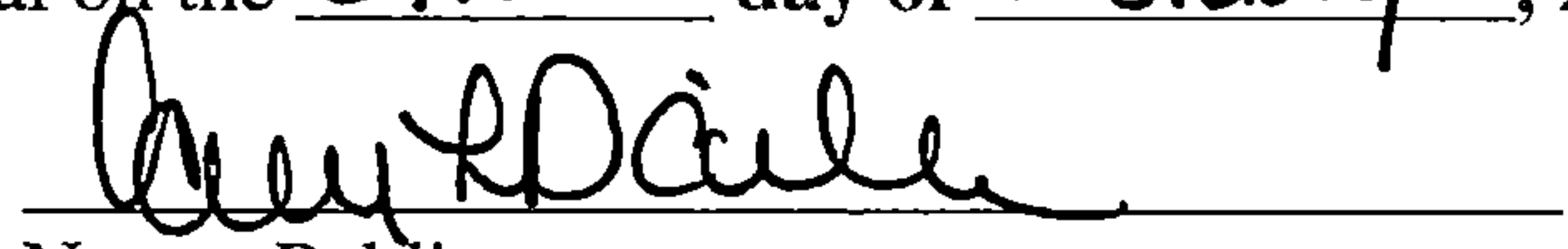


By: Luis Murcia  
Its: Managing Member

STATE OF ALABAMA     )  
SHELBY COUNTY        )

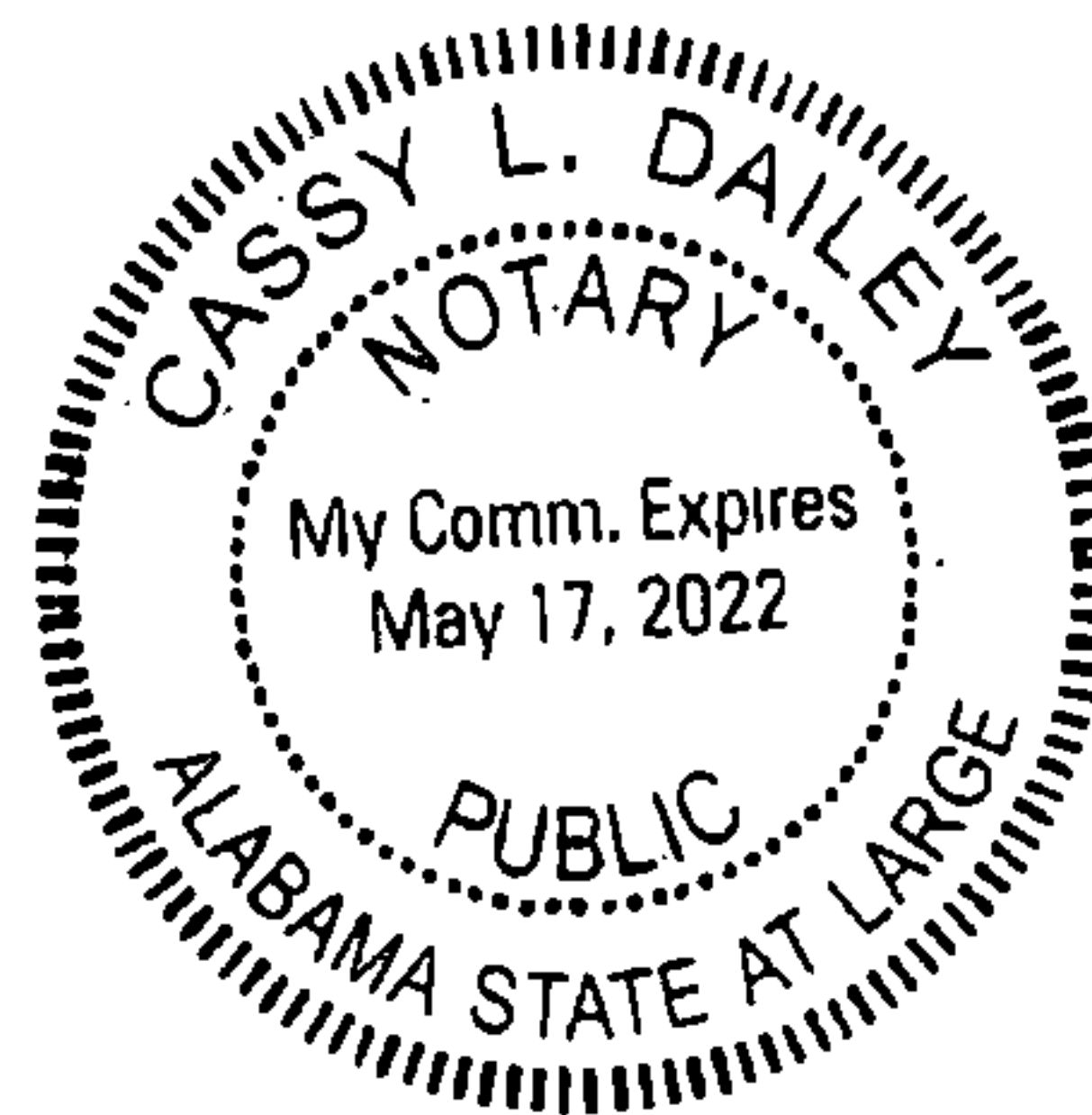
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Luis Murcia, as Managing Member of H & L Properties, LLC**, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily with full authority on the day that same bears date for said limited liability company.


Given under my hand and official seal on the 5th day of February, 2020.



Notary Public  
Commission Expires: 5-17-22

Property Address: 1868 Highway 86, Calera, AL 35040  
Seller Address: P.O. Box 1726, Pelham, AL 35124  
Buyer Address: 1868 Highway 86, Calera, AL 35040  
Assessor Market Value: 63,200.00



  
20210324000149100 2/3 \$91.50  
Shelby Cnty Judge of Probate, AL  
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"Exhibit A"



20210324000149100 3/3 \$91.50  
Shelby Cnty Judge of Probate, AL  
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Beginning at the Southeast corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama, and run thence South 88 Degrees 56 Minutes 15 Seconds West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 620.10 feet to a steel rebar corner on the Southeasterly right of way line of the Heart of Dixie Railroad right of way; thence run North 53 Degrees 31 Minutes 46 Seconds East along the South right of way line of said railroad a distance of 200.54 feet to the P.C. of a curve to the right having a central angle of 31 Degrees 27 Minutes 08 Seconds and a radius of 920.34 feet; thence run along the arc of said railroad curve an arc distance of 505.22 feet to a capped steel corner on the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$ ; thence run South 01 Degrees 34 Minutes 33 Seconds West a distance of 284.52 feet to the point of beginning.

Easement: Beginning at a point in the centerline of the Heart of Dixie Railroad right-of-way, said point being South 88 degrees 56 minutes 15 seconds west of and 706.40 from the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 53 degrees 31 minutes 46 seconds East along said centerline of said right-of-way a distance of 326.95 feet to the point of curvature of a curve to the right having a central angle of 40 degrees 02 minutes 08 seconds and a radius of 970.34 feet, thence run along the arc of said curve an arc distance of 678.03 feet to the point of tangency of said curve, thence continue along the centerline of said right-of-way South 86 degrees 26 minutes 06 seconds East a distance of 8.07 feet to the point of curvature of a curve to the right having a central angle of 15 degrees 8 minutes 49 seconds and a radius of 900 feet, thence continue along the arc of said curve an arc distance of 248.40 feet to the point of tangency of said curve, thence continue along the centerline of said right-of-way South 70 degrees 37 minutes 17 seconds East a distance of 318.61 feet to the point of curvature of a curve to the left having a central angle of 10 degrees 00 minutes 06 seconds and a radius of 400.00 feet, thence continue along the arc of said curve an arc distance of 69.82 feet to the point of tangency of said curve, thence continue along the centerline of said right-of-way South 80 degrees 37 minutes 23 seconds East a distance of 187.40 feet to the point of curvature of a curve to the left having a central angle of 36 degrees 28 minutes 11 seconds and a radius of 150.00 feet, thence continue along the arc of said curve an arc distance of 95.48 feet to the point of tangency of said curve, thence run North 62 degrees 54 minutes 26 seconds East a distance of 10.22 feet to the intersection of the centerline of said railroad right-of-way and the centerline of Shelby County Highway No. 86.