

SEND TAX NOTICE TO:

Maria Lemus
141 Hillcrest Dr.
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100148

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Dorothy L. Stephens, an unmarried woman**, whose address is PO Box 194, Montevallo, AL 35115 and **Charlotte Conwell, an unmarried woman**, whose address is PO Box 468, Montevallo, AL 35115 and **Deborah S. McLemore, an unmarried woman**, whose address is 2702 Applewood Circle SE, Decatur, AL 35603 (hereinafter "Grantor", whether one or more), by **Maria Lemus** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 4.6 acres m/l, Hwy 25, Montevallo, AL 35115, to-wit:**

Commence at the Northeast corner of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, and run thence South 84 degrees 22 minutes 00 seconds West along the North line of said Section a distance of 2705.70 feet to a point; thence run South 27 degrees 23 minutes 00 seconds West a distance of 277.38 feet to a found steel corner and the point of beginning of the property being described; thence run South 38 degrees 39 minutes 00 seconds West along the Southeasterly margin of Alabama Highway No. 25 a distance of 292.25 feet to a found steel corner; thence run South 30 degrees 45 minutes 00 seconds East a distance of 443.72 feet to a set steel rebar corner; thence run North 63 degrees 38 minutes 48 seconds East a distance of 425.99 feet to a set steel rebar corner; thence run North 32 degrees 03 minutes 03 seconds West a distance of 288.66 feet to a set steel rebar corner on the Southerly margin of Rogers Avenue in the Town of Wilton, Alabama; thence run North 57 degrees 12 minutes 21 seconds West along the said Southerly margin of said Rogers Avenue, a distance of 324.61 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6th day of April, 2021.

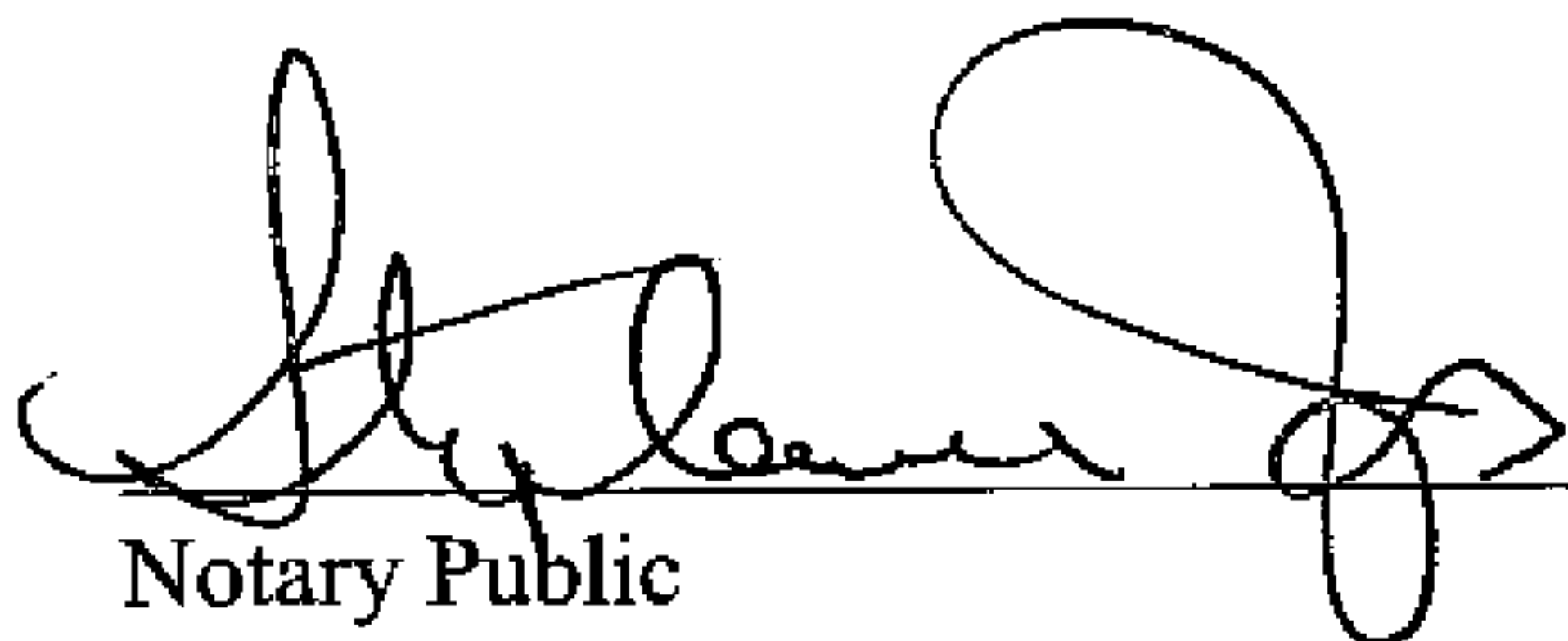

Dorothy L. Stephens


Charlotte Conwell

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Dorothy L. Stephens and Charlotte Conwell, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 6th day of April, 2021.


Notary Public



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6th day of April, 2021.

x 
Deborah S. McLemore

State of Alabama
x County of Morgan

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Deborah S. McLemore, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 6th day of April, 2021.

x 
Notary Public

Anna Greenwell
Notary Public, Alabama State At Large
My Commission Expires
Sep. 1st 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2021 12:23:51 PM
\$153.00 CHERRY
20210407000174660

Allie S. Bezel