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05/06/2021 11:24:58 AM

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

DEEDS 1/2

Send Tax Notice To:
Rolando Medrano
10222 Hwy 25
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00)**, 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

Glenn E. Dabbs and Patricia A. Dabbs, a married couple, whose mailing address is:

10222 Hwy 25, Calera, AL 35040

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

Rolando Medrano, whose mailing address is: 125 Hidden Creek Pkwy., Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 10222 Hwy 25, Calera, AL 35040** to-wit:

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

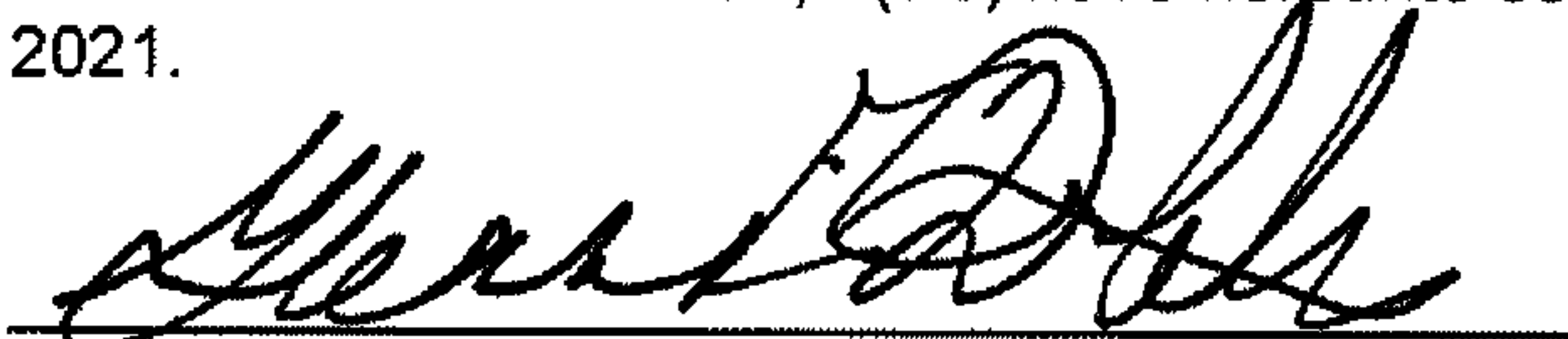
Subject to: All easements, restrictions and rights of way of record.

\$164,714.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

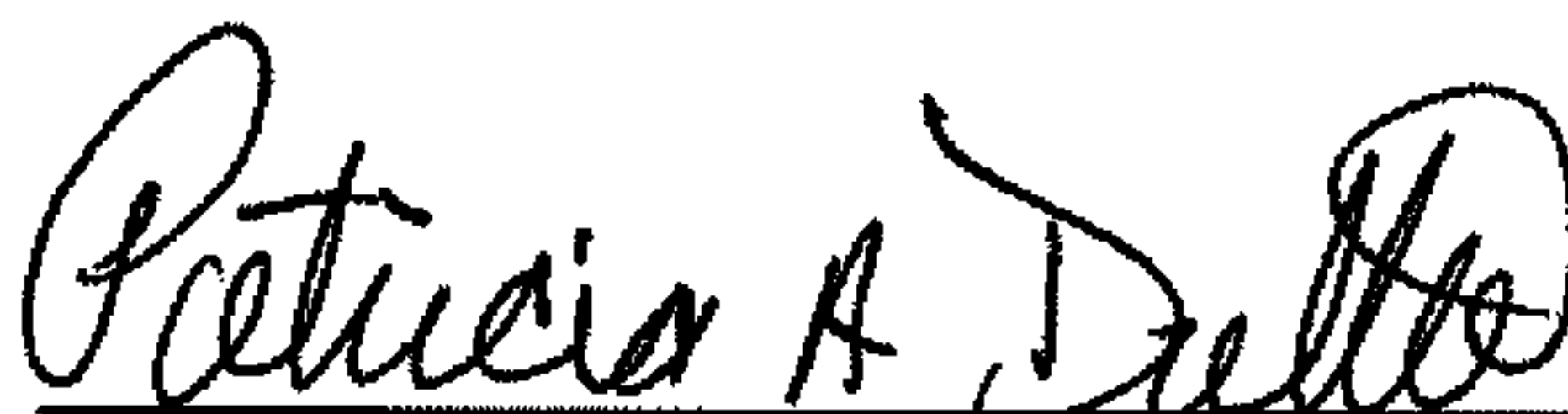
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 30th day of April, 2021.



Glenn E. Dabbs

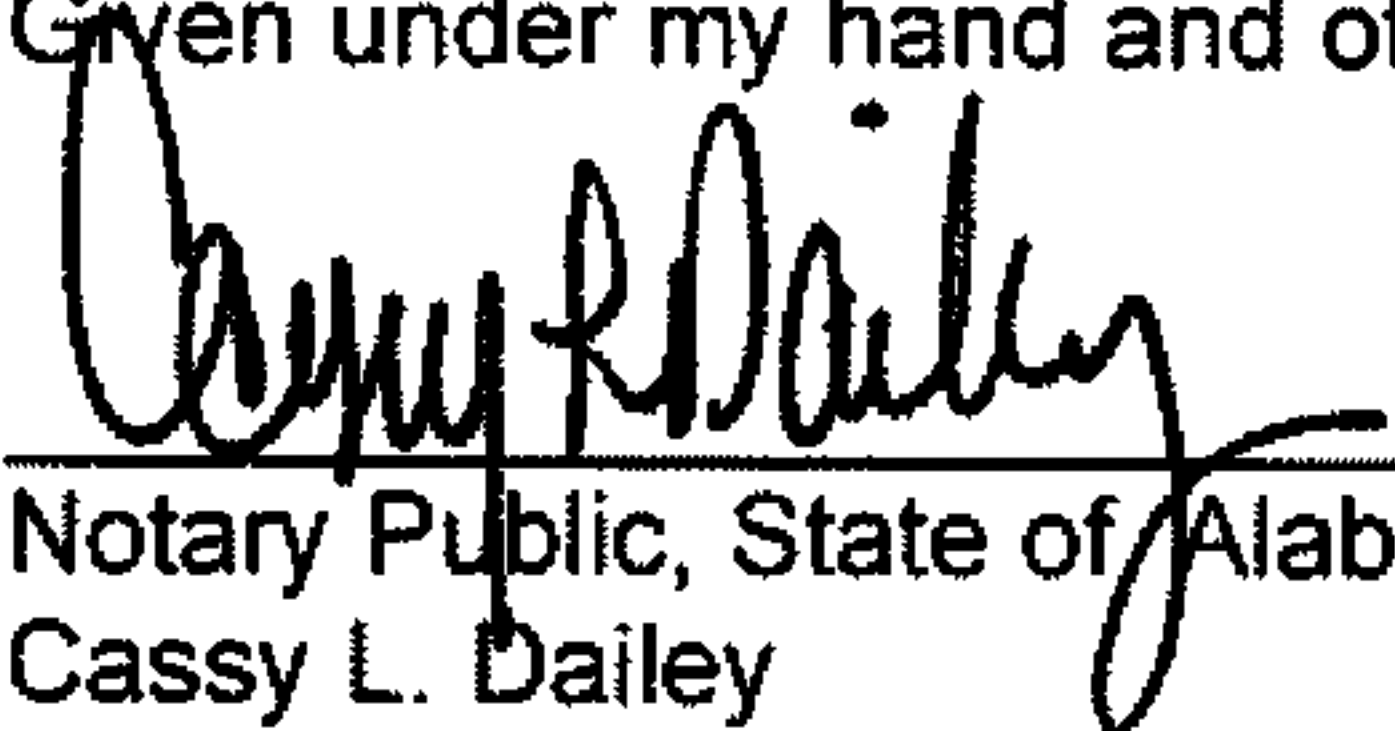


Patricia A. Dabbs

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Glenn E. Dabbs and Patricia A. Dabbs, 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 30th day of April, 2021.



Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022

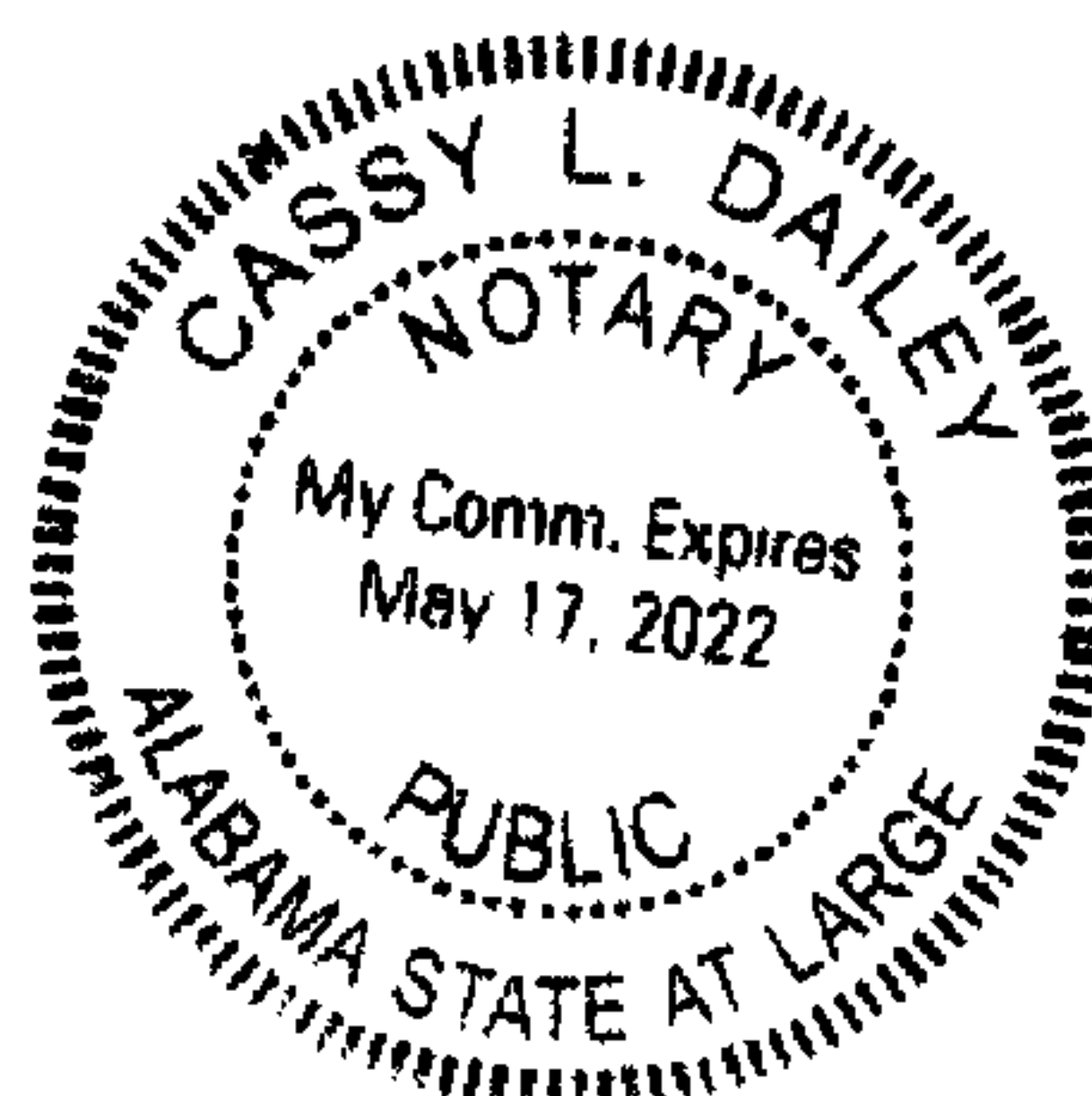


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 22 South, Range 2 West, more particularly described as follows: Begin at the point of intersection of the main line tracks of the Louisville & Nashville and the Southern Railways in the Town of Calera, Alabama; thence run South 65 degrees 20 minutes West 2,790.00 feet to the point, which point is on the centerline of the Southern Railroad tract; thence run South 24 degrees 40 minutes East for 70.00 feet to the South right of way of the Calera-Montevallo Highway, being Highway #25; thence run South 65 degrees 20 minutes West for a distance of 259.99 feet to the Northwest corner of Lot One according to the Map of Farris Estates, being the Point of Beginning; from said point of beginning thus obtained thence run South 25 degrees 49 minutes 21 seconds East for a distance of 240.90 feet; thence run South 70 degrees 25 minutes 35 seconds West for a distance of 86.00 feet; thence run North 25 degrees, 41 minutes 53 seconds West for a distance of 233.25 feet to a point on the south right of way of Highway #25; thence run North 65 degrees 20 minutes East for a distance of 85.00 feet to the Point of Beginning. According to the survey of Steven H. Gay, Reg. No. 17522, dated June 12, 1995.

Also, commence at the point of intersection of the Main Line tracks of the L & N Railroad and the Southern Railways in the Town of Calera; thence proceed in a Southwesterly direction along the centerline of the Southern Railroad line for a distance of 2790 feet; to a point; thence turn 90 degrees to the left and proceed for a distance of 70 feet to the point of intersection of the South right of way line of State Highway #25; thence turn 90 degrees to the right and proceed along said right of way for a distance of 344.99 feet to the Point of Beginning of the parcel of land herein conveyed (also being the Northwest corner of Long's Lot); thence turn 88 degrees 33 minutes 59 seconds to the left and proceed for 226.98 feet, more or less, to the point of intersection with the North line of Farris Estates; thence turn 86 degrees 41 minutes 01 seconds to the left and proceed for a distance of 13.00 feet to a point; thence turn 96 degrees 35 minutes 12 seconds to the left and proceed for a distance of 227.93 feet, more or less, to the Point of Beginning. Said parcel is lying in the W 1/2 of SW 1/4 of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama.

Also, Lot 1, in Farris Estates, a Subdivision in Town of Calera, Alabama duly recorded in the Probate Judge's Office in Columbiana, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2021 11:24:58 AM
\$30.50 CHERRY
20210506000226030

Allen S. Bayl