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06/17/2021 09:46:29 AM
DEEDS 1/2

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

Send Tax Notice To:
Michael Vincent Carton
604 9th Ct. 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 Thirty Five Thousand Dollars and No Cents (\$135,000.00)**, 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

Alejandro Perez and Maritz Perez, a married couple, whose mailing address is:

604 9th Ct SW, Alabaster, AL 35007

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

Michael Vincent Carton, whose mailing address is: 1633 16th Ave S, Apt D, Birmingham, 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: 604 9th Ct. SW, Alabaster, AL 35007** to-wit:

Lot No. 108, as shown as map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows:

Begin at the intersection of the North right of way line on 2nd Place and the Westerly right of way line of Fallon Avenue said right of way lines as shown on the map of the dedication of the Streets and Easements, Towns of Siluria, Alabama; thence Northwesterly along said right of way line of 2nd Place 70.09 feet; thence Northwesterly along said right of way line of 2nd Place 70.09 feet; thence 88 degrees 37 minutes right and run Northeasterly for 80.17 feet; thence 89 degrees 53 minutes 03 seconds right of way line of Fallon Avenue; thence 90 degrees 05 minutes 27 seconds right and run Southwesterly along said right of way line of Fallon Avenue for 82.00 feet to the Point of Beginning.

Subject to: All easements, restrictions and rights of way of record.
and \$4,050.00

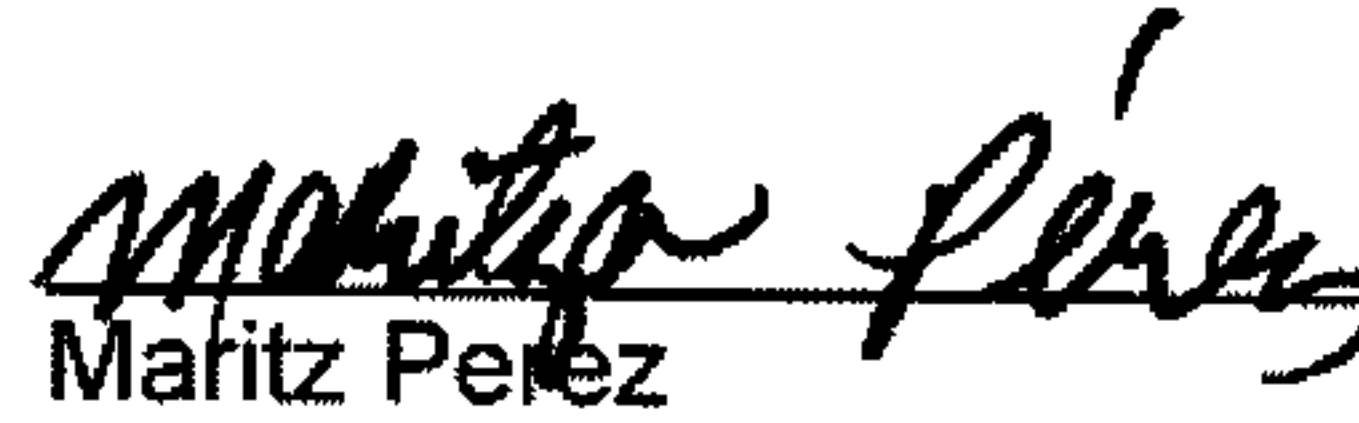
\$130,950.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 9th day of June, 2021.


Alejandro Perez

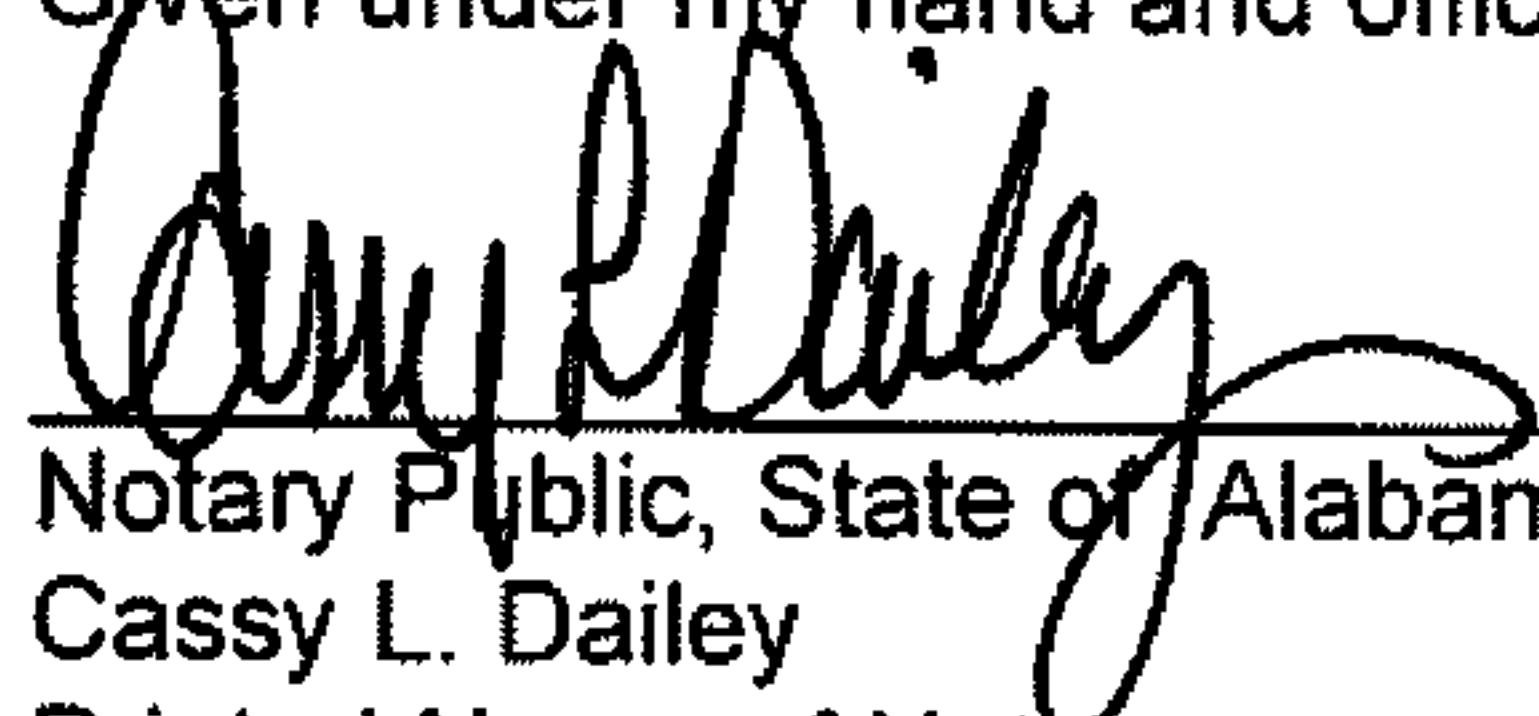

Maritz Perez

State of Alabama

County of Shelby

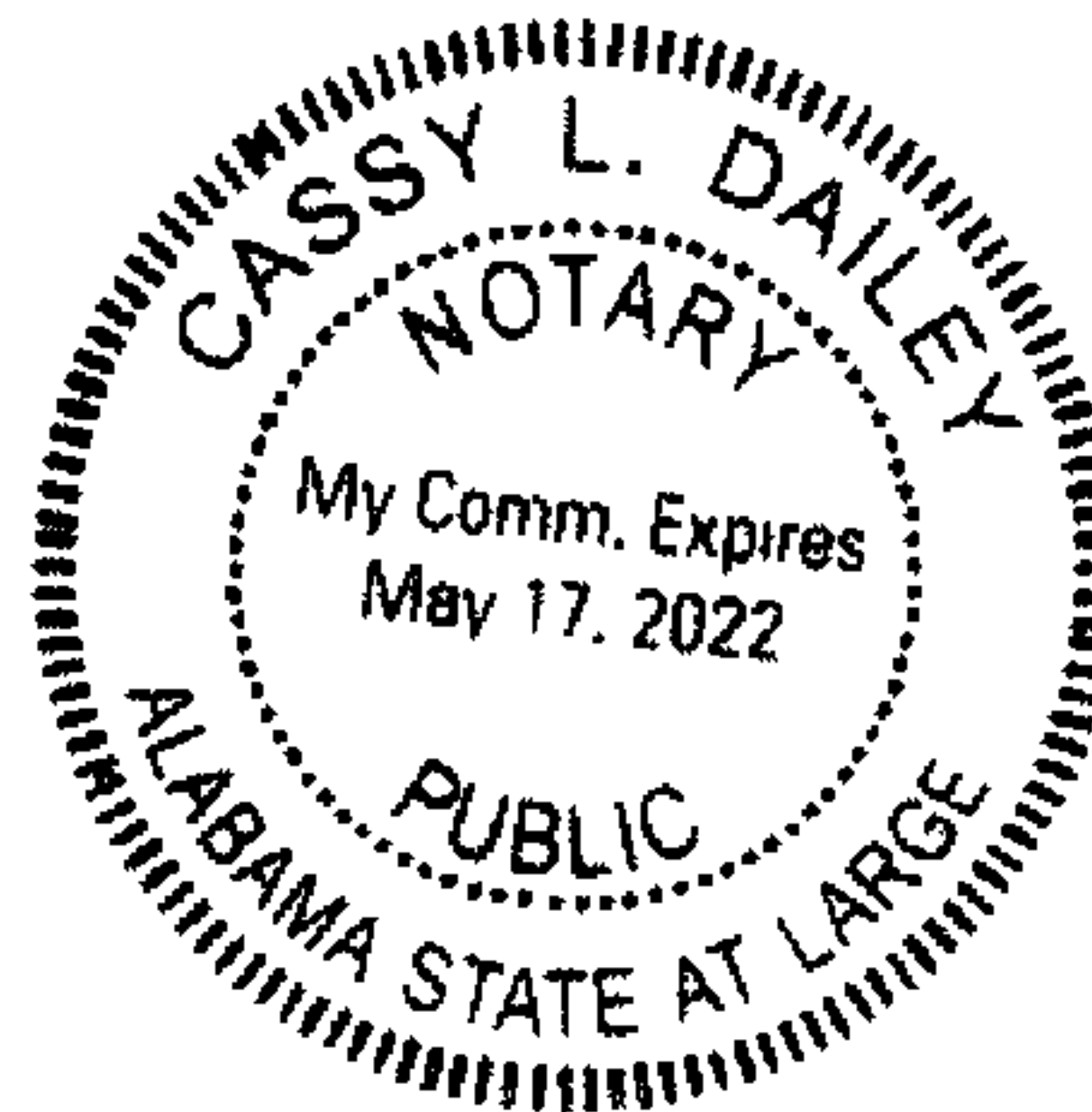
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Alejandro Perez and Maritz Perez, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of June, 2021.


Notary Public, State of Alabama
Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2021 09:46:29 AM
\$26.00 CHERRY
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