

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

Send Tax Notice To:
Patrick Paul Madrid
132 Walking Horse Trace
Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20210721000354030
07/21/2021 04:04:12 PM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Eighty Thousand Dollars and No Cents (\$480,000.00)**, 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

Edgar Lee Morris II and Valerie W. Morris, husband and wife, whose mailing address is:

132 Walking Horse Trace, Alabaster, AL 35007

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

Patrick Paul Madrid, whose mailing address is: 342 Waterford Way, Jacksonville, AL 36265

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 132 Walking Horse Trace, Alabaster, AL 35007** to-wit:

Lot 20, according to the Map and Survey of Saddle Lake Farms, Second Addition Phases 3, 4, 5, 6 and 7, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama.

Also described as:

Unit 20, in the Saddle Lake Farms Second Addition Phases 3, 4, 5, 6 and 7, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Inst. # 1995-17533, 1st Amendment to Declaration as recorded in Inst. # 1996-21491, 2nd Amendment to Declaration as recorded in Inst. # 2000-17433, 3rd Amendment to Declaration as recorded in Inst. # 2001-50962 and Articles of Incorporation of Saddle Lake Farms Association, Inc., as recorded in Inst. # 1994-17530, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama.

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

\$480,000.00 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 16th day of July, 2021.

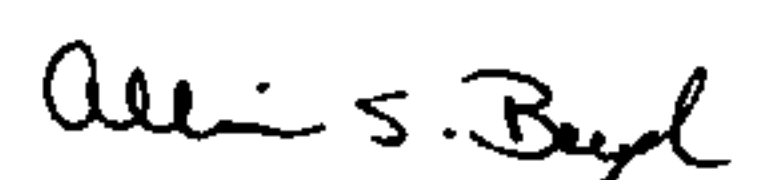

Edgar Lee Morris II


Valerie W. Morris

State of Alabama
County of Shelby

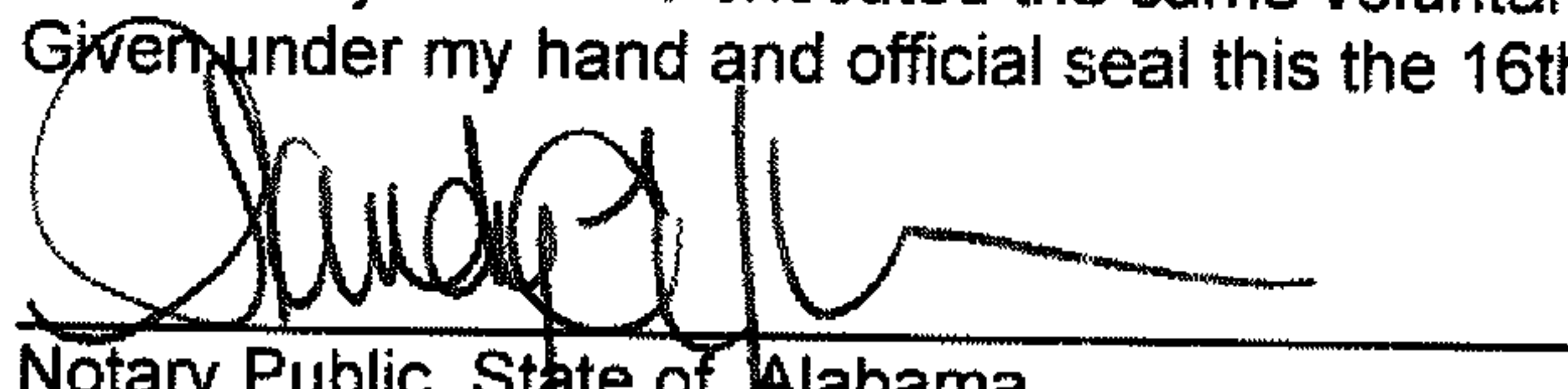


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2021 04:04:12 PM
\$23.00 CHARITY
20210721000354030



I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Edgar Lee Morris II and Valerie W. Morris, 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 16th day of July, 2021.


Notary Public, State of Alabama
Sandy F. Johnson

Printed Name of Notary
My Commission Expires: January 22, 2023

