

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Benito Rangel Hernandez, Maria
Cristina Ariciaga Hernandez,
and Daisy Lee Rangel
5621 HWY 10
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FORTY THOUSAND AND 00/100 (\$40,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Roberto A. Escobar, an unmarried man** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Benito Rangel Hernandez, Maria Cristina Ariciaga Hernandez, and Daisy Lee Rangel** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

PARCEL 1:

That part of the NE1/4 of Section 2, Township 22, Range 4 West as follows: Commence at the Northeast corner of Robert Roman land and run East a distance of 180 feet to the Northeast corner of property heretofore conveyed to Roy Ross and Mary Ross on September 29, 1959, as shown by deed recorded in Deed Book 211 at Page 183, Office of Judge of Probate of Shelby County, Alabama; thence continue East 250 feet to a point on the West margin of an unpaved driveway; thence run South, along the West margin of said driveway a distance of 250 feet to a point lying on an extension of the South line of the Ross property, said point being the point of beginning of the parcel herein described; thence continue South along the same course a distance of 100 feet, more or less, to the North line of Cecil Thompson property; thence run West along the North line of said Cecil Thompson property a distance of 200 feet; thence run North, parallel with the East line of the parcel herein described, a distance of 100 feet, more or less, to a point lying on an extension of the South line of said Ross property; thence run East, along said extension of said South line of said Ross property, a distance of 200 feet to the point of beginning.

PARCEL 2:

That part of the NE1/4 of Section 2, Township 22, Range 4 West as follows: Commence at the Northeast corner of Robert Roman land and run East a distance of 180 feet to the Northeast corner of property heretofore conveyed to Roy Ross and Mary Ross on September 29, 1959, as shown by deed recorded in Deed Book 211 at Page 183, Office of Judge of Probate of Shelby County, Alabama; thence continue East 250 feet to a point on the West margin of an unpaved driveway; thence run South, along the West margin of said driveway a distance of 150 feet to a point of

beginning of the parcel herein described; thence continue South, along the West margin of said driveway, a distance of 100 feet to a point lying on an extension of the South line of said Ross property; thence run West along said extension of said South line of said Ross property a distance of 200 feet; thence run North, parallel with the East line of said Ross property, a distance of 100 feet; thence run East, a distance of 200 feet to the point of beginning, said land lying South of Montevallo and Boothton Highway and known as Highway No. 10.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 8th day of October, 2021.


Roberto A. Escobar

STATE OF ALABAMA
SHELBY COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Roberto A. Escobar**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of October, 2021.

Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Form RT-1