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10/12/2021 02:38:37 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Alfredo Escobedo and Maria S. Medina Leon
1251 7th Street SW
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100759

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Eighty One Thousand and 00/100 Dollars (\$81,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **W & W LLC, an Alabama Limited Liability Company**, whose address is 1287 McElderry Road, Munford, AL 36268 (hereinafter "Grantor", whether one or more), by **Alfredo Escobedo and Maria S. Medina Leon**, whose address is 1251 7th Street SW, Alabaster, AL 35007 (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 **Alfredo Escobedo and Maria S. Medina Leon, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1251 7th St. SW, Alabaster, AL 35007**, to-wit:

Lot No. 37, as shown on the 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:

Commence at the intersection of the southerly right Of way line of 3rd Avenue West and the westerly right of way line of Cotton Street, and said right of way lines as shown on the map of Dedication of Streets and Easements, Town of Siluria, Alabama; thence Southeasterly along the right of way line of Cotton Street for 210.00 feet to the point of beginning; thence continue Southeasterly along the said right of way line of Cotton Street for 95.00 feet; thence 89 degrees, 50 minutes, 30 seconds right and run Southwesterly for 156.68 feet; thence 90 degrees, 12 minutes, 31 seconds right and run Southwesterly for 156.68 feet; thence 90 degrees, 12 minutes, 31 seconds right and northwesterly for 95.00 feet; thence 89 degrees, 47 minutes, 29 seconds right and run Northeasterly for 156.60 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.

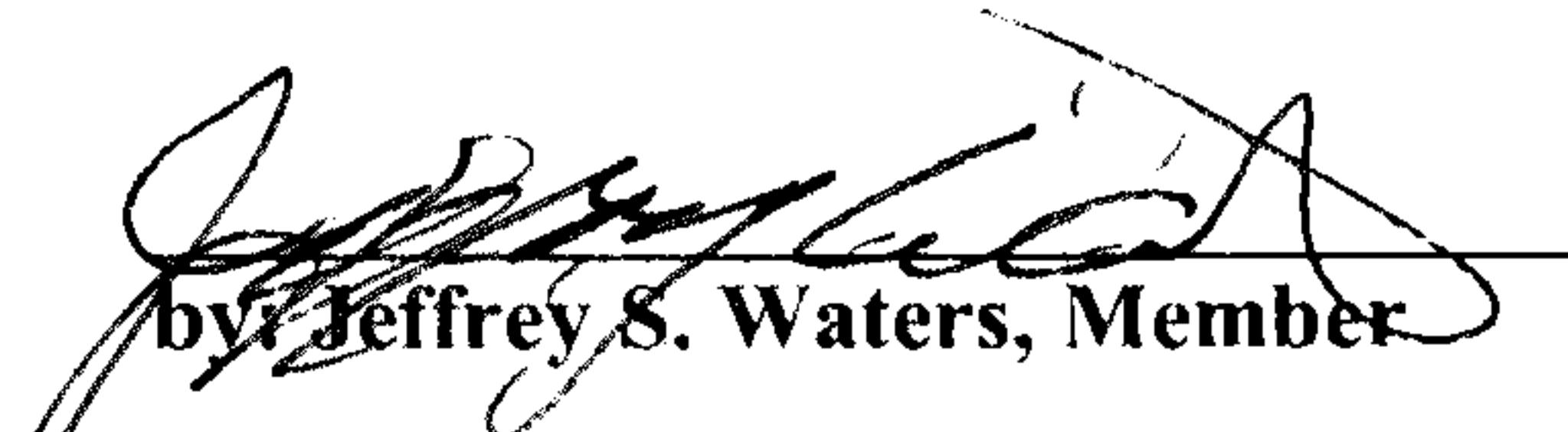
Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

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, Grantors have set their signatures and seal on this 7th day of October, 2021.

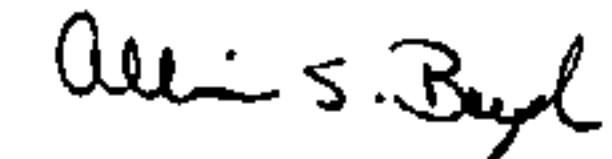
W&W LLC


by: Jeffrey S. Waters, Member


by: Nancy Waters, Member



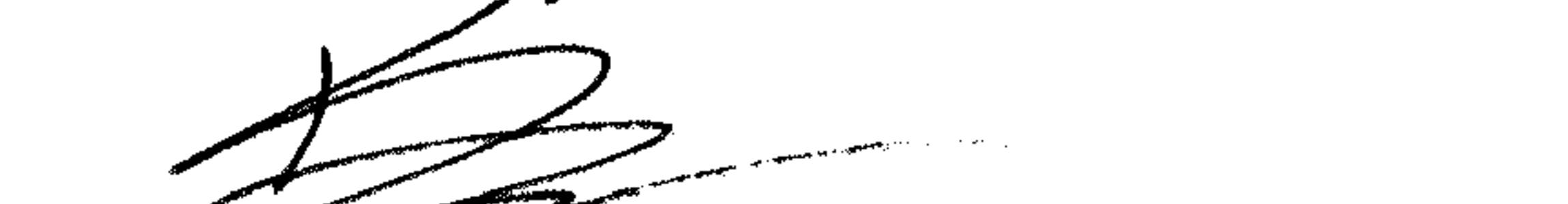
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/12/2021 02:38:37 PM
\$106.00 KIMBERLY
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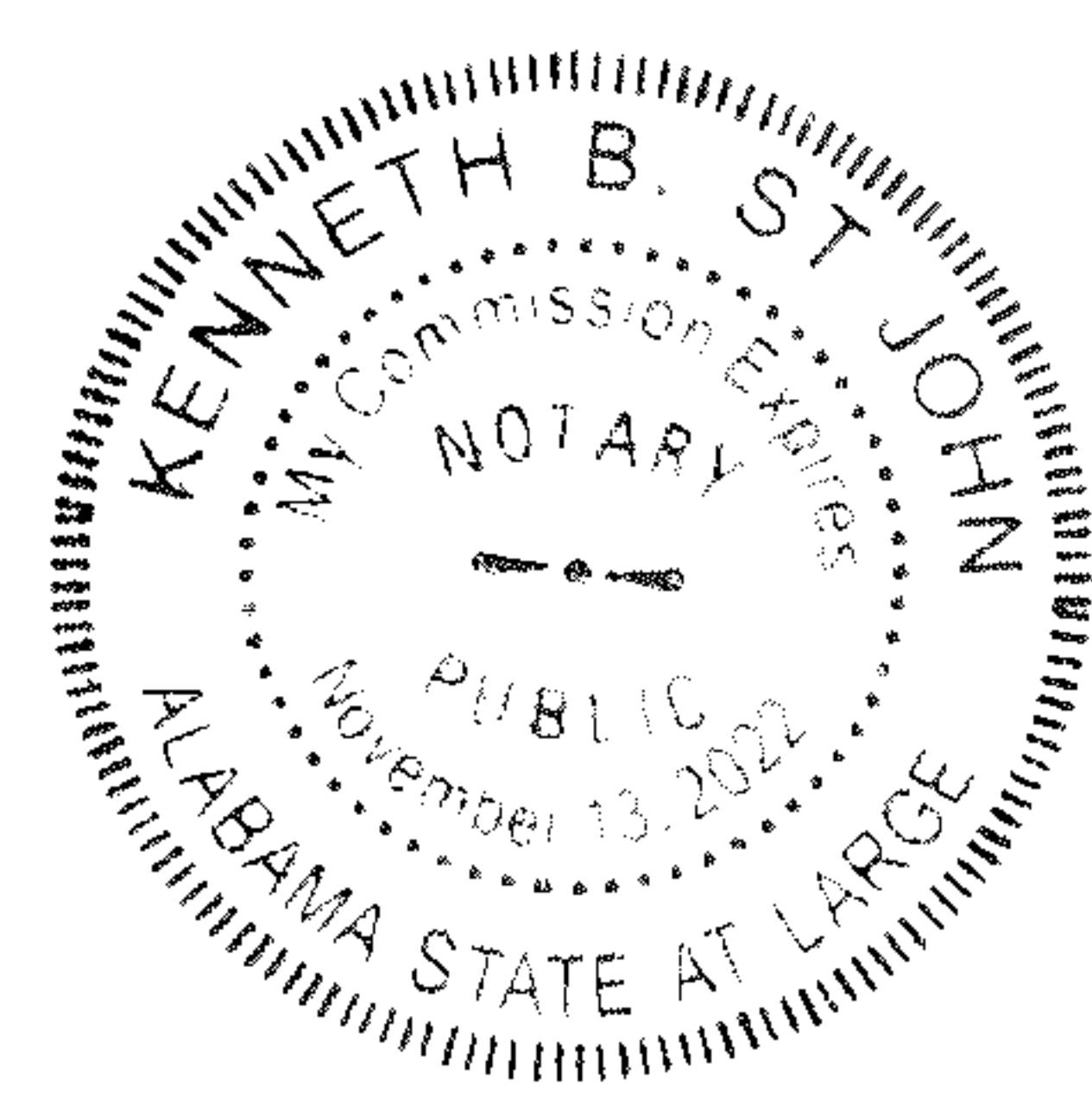
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Jeffrey S. Waters, whose name as Member of W&W LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, as such Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 7th day of October, 2021.


Notary Public: Kenneth B. St. John
My commission expires: 11-13-2022

State of Alabama
County of Shelby



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Nancy Waters whose name as Member of W&W LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she, as such Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 7th day of October, 2021.


Notary Public: Kenneth B. St. John
My commission expires: 11/13/2022

