

20211019000508310
10/19/2021 03:01:49 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Efren Gallo Martinez and Sofia Sanchez Cotlame

180 Highway 203
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100843

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Sixty Thousand and 00/100 Dollars (\$60,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Curtis Glenn Ray, a married man**, whose address is 234 River Loop Road
Laceys Spring, AL 35754 (hereinafter "Grantor", whether one or more), by **Efren Gallo Martinez and Sofia Sanchez Cotlame**, whose address is 180 Highway 203
Montevallo, AL 35115 (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 **Efren Gallo Martinez and Sofia Sanchez Cotlame, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 013.000

Commence at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 15, Township 21 South, Range 3 West; Shelby County, Alabama, thence run Westerly along the South line of said quarter-quarter 764.57 feet to a point; thence 88 degrees 19 minutes 38 seconds right and run Northerly 660.0 feet to the point of beginning of the property being described, thence continue along last described course 289.15' to a point; thence 104 degrees 22 minutes 29 seconds right and run southeasterly 55.38 feet to a point; thence 7 degrees 50 minutes 31 seconds right and continue Southeasterly 158.06 feet to a point; thence 67 degrees 47 minutes right and run southerly 221.39 feet to a point, thence 91 degrees 40 minutes 22 seconds right and run Westerly 200.0 to the point of beginning.

Parcel 016.000

Commence at the SE corner of the NE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Westerly along the South line of said 1/4 1/4 994.57 feet to a point; thence 88 deg. 19 min. 38 sec. right and run Northerly 576.0 feet to the point of beginning of the property being described; thence continue along last described course 373.15 feet to a point; thence 91 deg. 40 min. 22 sec. right and run Easterly 230.0 feet to a point; thence 88 deg. 19 min. 38 sec. right and run Southerly 373.15 feet to a point, thence 91 deg. 40 min. 22 sec. right and run Westerly 230.0 feet to point of beginning.

The herein described property does not constitute the homestead of the Grantor nor that of his spouse.

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, Grantor has set their signature and seal on this 18th day of October, 2021.

Curtis Glenn Ray
Curtis Glenn Ray

State of Alabama
County of Shelby

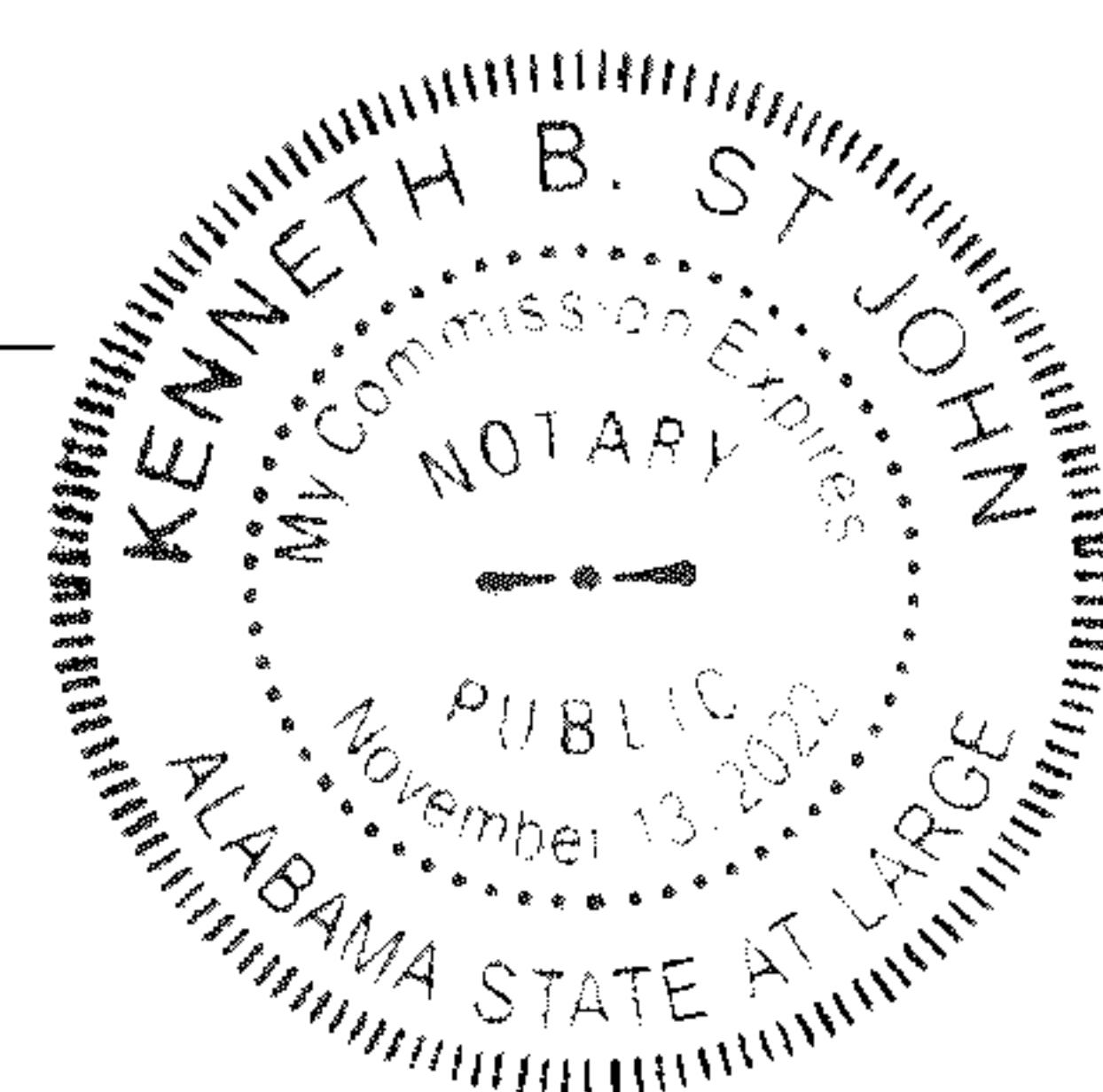
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Curtis Glenn Ray, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 18th day of October, 2021.

Notary Public

Printed Name: Kenneth B. St. John

My Commission Expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/19/2021 03:01:49 PM
\$85.00 KIMBERLY
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Allie S. Boyd