

20211112000545670
11/12/2021 10:24:36 AM
DEEDS 1/3

SEND TAX NOTICE TO:

Jaime Jimenez Rodriguez and Evelia Hernandez
Arellano
913 1st Ave West
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100641

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$179,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Darrell G. Naish, a married man**, whose address is 7861 Lebanon Road, Murfreesboro, TN 37129 (hereinafter "Grantor", whether one or more), by **Jaime Jimenez Rodriguez and Evelia Hernandez Arellano**, whose address is 913 1st Ave West 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 **Jaime Jimenez Rodriguez and Evelia Hernandez Arellano, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **913 1st Ave West, Alabaster, AL 35007, to-wit:**

PARCEL 006.001

A part of Lot 3, in Block 1, in Nickerson's Survey of Helena Road, according to map or plat of said subdivision, as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of Lot 3, in Block 1, of said Nickerson's Survey and thence run East along the Helena Road a distance of 383 feet to the point of beginning; thence continue to run 125 feet along the Helena Road to a point; thence run in a Southerly direction 219 feet to a point; thence run in a Westerly direction, parallel to the Helena Road, a distance of 125 feet to a point; thence run in a Northerly direction a distance of 219 feet to the Point of Beginning.

PARCEL 006.000

A part of Lot 4, in Block 1, in Nickerson's Survey on Helena Road, of Alabaster, Alabama, lying and being in the north half of Northwest Quarter of Section 2, Township 21, Range 3 West, according to map or plat of said subdivision recorded at Page 116 in Map Book 3 in the office of the Judge of Probate of Shelby County, Alabama, said parcel herein conveyed being more particularly described as follows:

Begin at a point 125 feet south of the Northeast corner of Lot 4 of Block 1 in Nickerson's survey on Helena Road and run in a southerly direction along the line between Lots 4 and

5 a distance of 94 feet to a point; then run in a westerly direction 100 feet to the Southeast corner of Lot 3 of Block 1 of said Nickerson's survey, then run in a northerly direction 94 feet to a point; then run in an easterly direction 100 feet to a point of beginning.

A part of Lot 4, in Block 1, in Nickerson's Survey on Helena Road, according to map or plat of said Subdivision recorded at Page 116 in Map Book 3 in the Office of the Judge of Probate of Shelby County, Alabama, said parcel herein conveyed being more particularly described as follow:

Begin at the Northwest corner of Lot 4 in Block 1 of the said Nickerson's Survey and run thence along the Helena Road a distance of 100 feet to the Northeast corner of said Lot 4; thence run in a southerly direction along the line between Lots 4 and 5 a distance of 125 feet to a point, thence run in a westerly direction parallel to the Helena Road a distance of 100 feet to a point; thence run in a northerly direction along the west line of Lot 4 125 feet to the point of beginning.

Subject property is not the homestead of the grantor or his spouse.

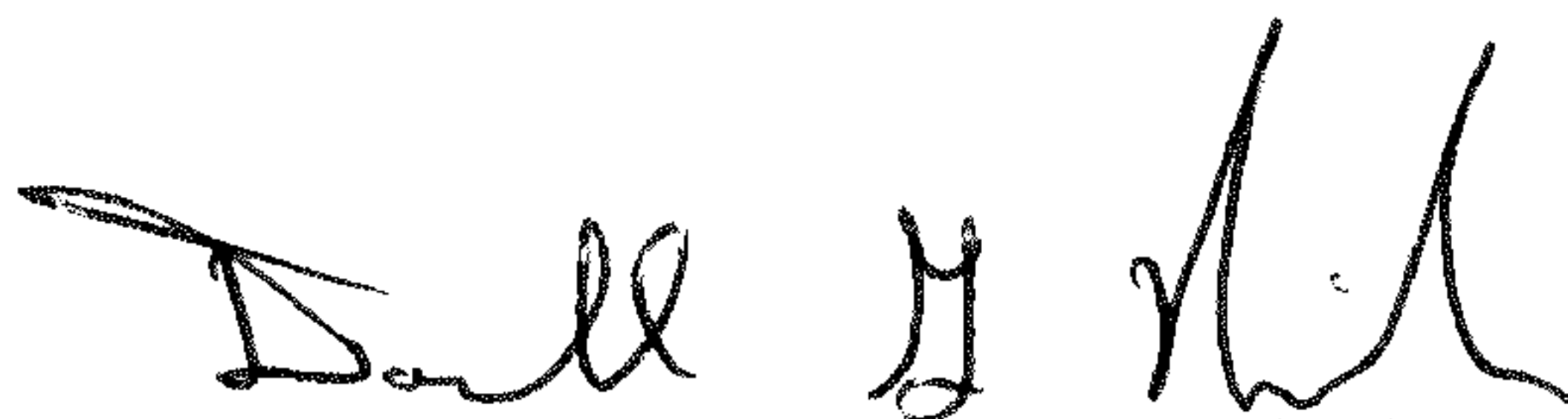
Glen Gale Naish, having died on or about July 13, 2016, was the surviving grantee of those certain deeds recorded in Instrument No. 1995-01404, Instrument No. 19750610000027610 in Book 292, Page 591, and Instrument No. 19770812000084010 in Book 307 Page 219, with the Judge of Probate of Shelby County, Alabama; the other grantee, Willie Rae Naish having died on or about November 3rd, 2008. Glen Gale Naish is one and the same person as Glenn Gale Naish and Glenn G. Naish, grantee in the aforementioned deeds.

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 \$134,925.00 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 26th day of October, 2021.



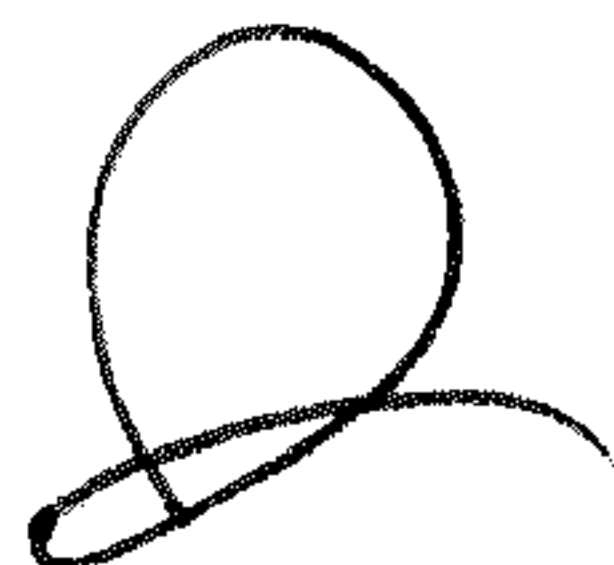
Darrell G. Naish

State of Tennessee

County of Rutherford

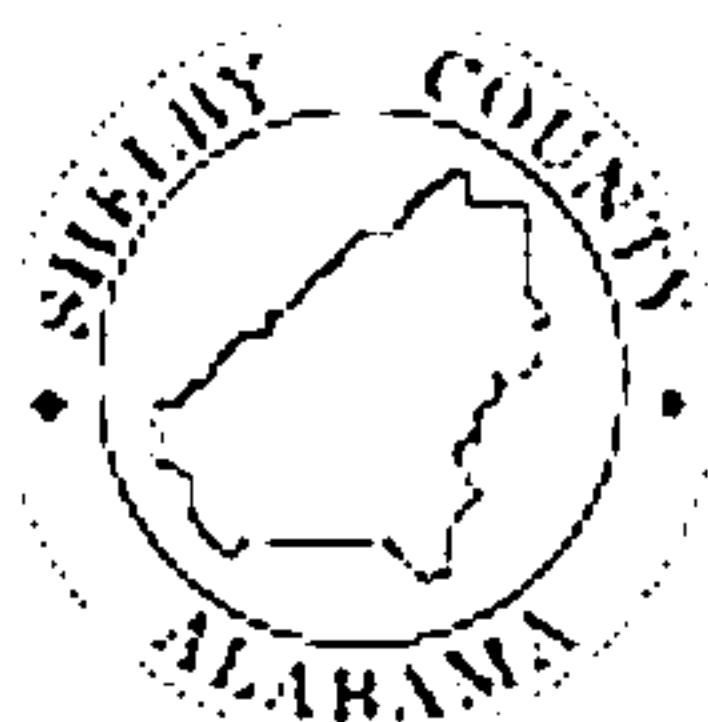
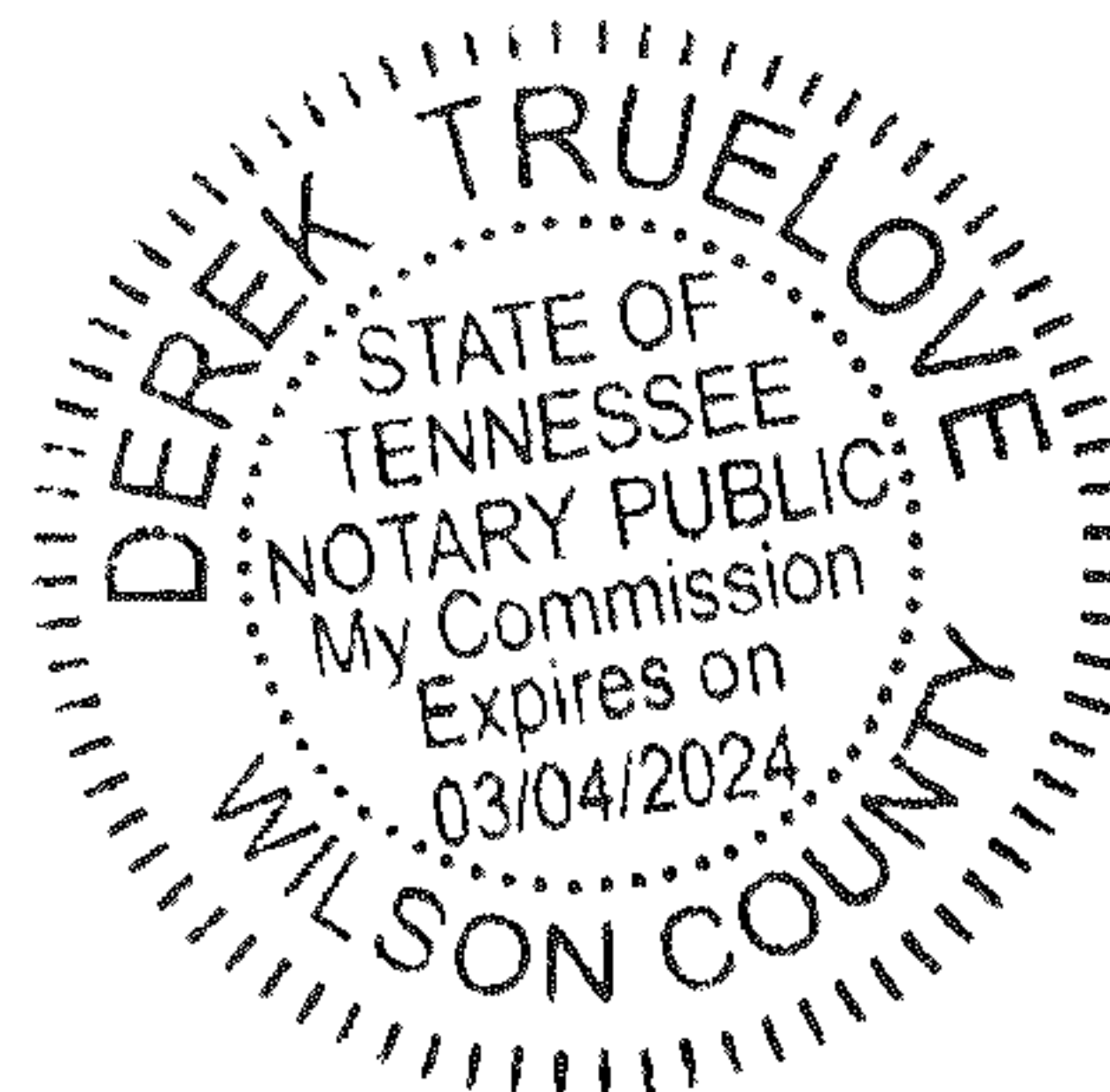
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Darrell G. Naish, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he executed the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

Given under my hand and official seal on this 26th day of October, 2021.



Notary Public : Derek Truelove

My commission expires: 03/04/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2021 10:24:36 AM
\$73.00 CHARITY
20211112000545670

Allie S. Bayl