

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Eric Jimenez Gonzalez
120 Gable Ln.
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifty Seven Thousand Dollars and No Cents (\$357,000.00)**, 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

Thomas Lucas, a single man, whose mailing address is:

1169 Raywood Road, Woodstock, AL 35188

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

Eric Jimenez Gonzalez, whose mailing address is:

120 Gable Lane, Montevallo, AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **120 Gable Ln., Montevallo, AL 35115** to-wit:

Parcel 1:

Begin at a found 3 cap pipe, being the NE corner of the NW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; thence run South 00 degrees 46 minutes 43 seconds East, along the East line of said 1/4 - 1/4 for 1,328.59 feet to a found 3 inch open pipe, being the NE corner of the SE 1/4 of the NE 1/4 of said Section 2; thence run S 00 degrees 52 minutes 16 seconds E, along the East line of said 1/4 - 1/4 for 113.58 feet to a cap rebar; thence run S 89 degrees 54 minutes 40 seconds W for 368.03 to a PK nail; thence run N 01 degrees 26 minutes 47 seconds W for 815.33 feet to a cap rebar; thence run S 89 degrees 03 minutes 41 seconds W for 248.73 feet to a found cap rebar; thence run N 01 degrees 42 minutes 16 seconds E 622.11 feet to a found cap rebar on the North line of said NW 1/4 of the NE 1/4; thence run N 89 degrees 07 minutes 09 seconds E, along the North line of said 1/4 - 1/4 for 636.10 feet to the Point of Beginning.

Being part of the same property as described in the deed recorded in Instrument No. 20190419000130490, Instrument No. 20190419000130500, and Instrument No. 20190419000130510, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Janice Lucas died on or about September 24, 2021.

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 17th day of December, 2021.

Thomas Lucas
Thomas Lucas

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Thomas Lucas, 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 17th day of December, 2021.

Cassy L. Dailey
Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2021 12:39:06 PM
\$382.00 BRITTANI
20211228000608940

Brittani S. Bayl