

This instrument was prepared by:
Thomas G. Owings
Owings Law Firm, LLC
1186 University Way, Suite D
Brent, AL 35034
(205)926-7790

Send Tax Notice To:
Adelaido Martin and
Irma Martin
515 Fulton Springs Road
Alabaster, AL 35007

20220121000029880
01/21/2022 09:48:07 AM
DEEDS 1/3

State of Alabama

§

Shelby County

§

§

Statutory Warranty Deed

Know All Men By These Presents:

That in consideration of **Eighty Thousand and NO/100 Dollars (\$80,000.00)**, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **Jeremy Hayes, a married man, whose address is 100 Lake Vista Dr., Hendersonville, TN 37075**, (herein referred to as the "Grantor", whether one or more), do grant, bargain, sell and convey unto **Adelaido Martin and Irma Martin, as joint tenants with right of survivorship, whose address is 515 Fulton Springs Road, Alabaster, AL 35007**, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

Lot 2 of Highway 16 Subdivision, a subdivision, according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 52 Page 27, reference to which is hereby made in aid of and as a part of this description and being more particularly described as follows:

Commence at the NE Corner of the NW 1/4 of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama; thence N89°43'48"W for a distance of 1279.03' to the Easterly R.O.W. line of Shelby County Highway 16; thence along said R.O.W. line a chord of S01°38'38"E for a distance of 779.80'; thence S89°43'48"E and leaving said R.O.W. line for a distance of 300.00'; thence S00°00'00"W for a distance of 158.98' to the POINT OF BEGINNING; thence S89°43'48"E for a distance of 724.44'; thence S00°00'00"E for a distance of 228.25'; thence N89°43'48"W for a distance of 724.44'; thence N00°00'00"W for a distance of 92.59'; thence N89°43'48"W for a distance of 295.05' to the Easterly R.O.W. line of Shelby County Highway 16; thence N00°56'15"W and along said R.O.W. line for a distance of 99.00'; thence N83°20'20"E and leaving said R.O.W. line for a distance of 298.69' to the POINT OF BEGINNING.

SUBJECT TO A 50' Wide Ingress/Egress & Utility Easement, being more particularly described as follows:

Commence at the NE Corner of the NW 1/4 of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama; thence N89°43'48"W for a distance of 1279.03' to the Easterly R.O.W. line of Shelby County Highway 16; thence along said R.O.W. line a chord of S01°38'38"E for a distance of 779.80'; thence S89°43'48"E and leaving said R.O.W. line for a distance of 300.00'; thence S00°00'00"W for a distance of 158.98' to the POINT OF BEGINNING; thence S89°43'48"E for a distance of 50.00'; thence S00°00'00"E for a distance

of 227.38'; thence N90°00'00" W for a distance of 50.00'; thence N00°00'00"W for a distance of 92.59'; thence N89°43'48"W for a distance of 295.05' to the East R.O.W. line of Shelby County Highway 16; thence N00°56'15"W and along said R.O.W. line for a distance of 99.00'; thence N83°20'20"E and leaving said R.O.W. line for a distance of 50.25'; thence S00°56'15"E for a distance of 40.05'; thence S45°20'02"E for a distance of 21.44'; thence S89°43'48"E for a distance of 200.86'; thence N45°08'06"E for a distance of 42.33'; thence N00°00'00"W for a distance of 55.02' to the POINT OF BEGINNING.

SOURCE OF TITLE: Instrument # 20190830000322320

Grantor certifies that the property being conveyed herein is NOT his homestead nor that of his spouse.

PROPERTY ADDRESS

**4.58 acres +/- Lot 2 of Highway Subdivision
Montevallo, AL 35115**

All oil, gas and mineral rights which are owned by Grantor, if any, are herein being conveyed to Grantee, without any warranty with respect to such oil, gas and mineral rights, if any.

This conveyance is made subject to all ad valorem taxes, restrictions, easements, reservations, statutory redemptive rights, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama.

This property is sold "as is" and Grantor only warrants title from the time Grantor obtained title until the date Grantor conveys Grantor's interest in the aforesaid property to the Grantee.

TO HAVE AND TO HOLD to the said Grantee, their successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14 day of January, 2022.



JEREMY HAYES

(SEAL)

STATE OF Tennessee)
)
COUNTY OF Sumner)

GENERAL ACKNOWLEDGMENT

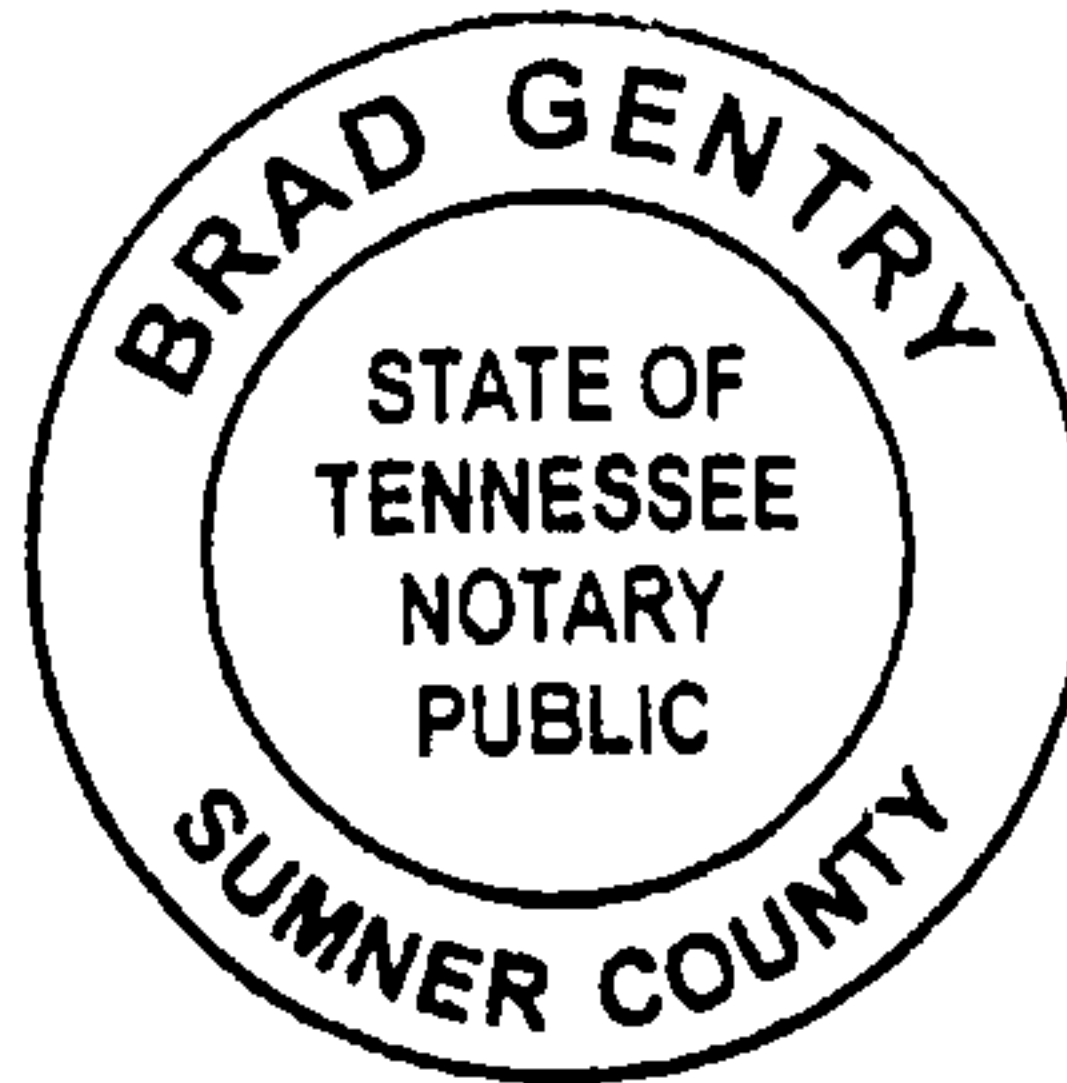
The undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeremy Hayes, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed the same voluntarily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

Given under my hand and official seal this 14th day of January, 2022.



Notary Public

My Commission Expires: 8/19/2025



My Commission Expires Aug. 19, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2022 09:48:07 AM
\$108.00 JOANN
20220121000029880

Allen S. Bayl