

INSTRUMENT PREPARED BY
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

20220216000068220
02/16/2022 03:44:02 PM
DEEDS 1/2

Grantor's Address:
1654 Kent Dairy RD Lot 609
Alabaster, AL 35007

Grantee's Address:
160 CO RD 100
Montevallo, AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of SIXTY THOUSAND DOLLARS (\$60,000.00) as verified by sales contract, and other good and valuable consideration in hand paid to Javier Cuevas Garduno, an unmarried man (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Belarmino Ordonez Mejia and Maria Molina Ayala (hereinafter referred to as "Grantee(s)"), hereby remises, releases, quitclaims, grants, sells, and conveys unto Grantee(s), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

Also subject to any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee(s), forever.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE STATUS OF THE TITLE.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 16 of February, 2022.

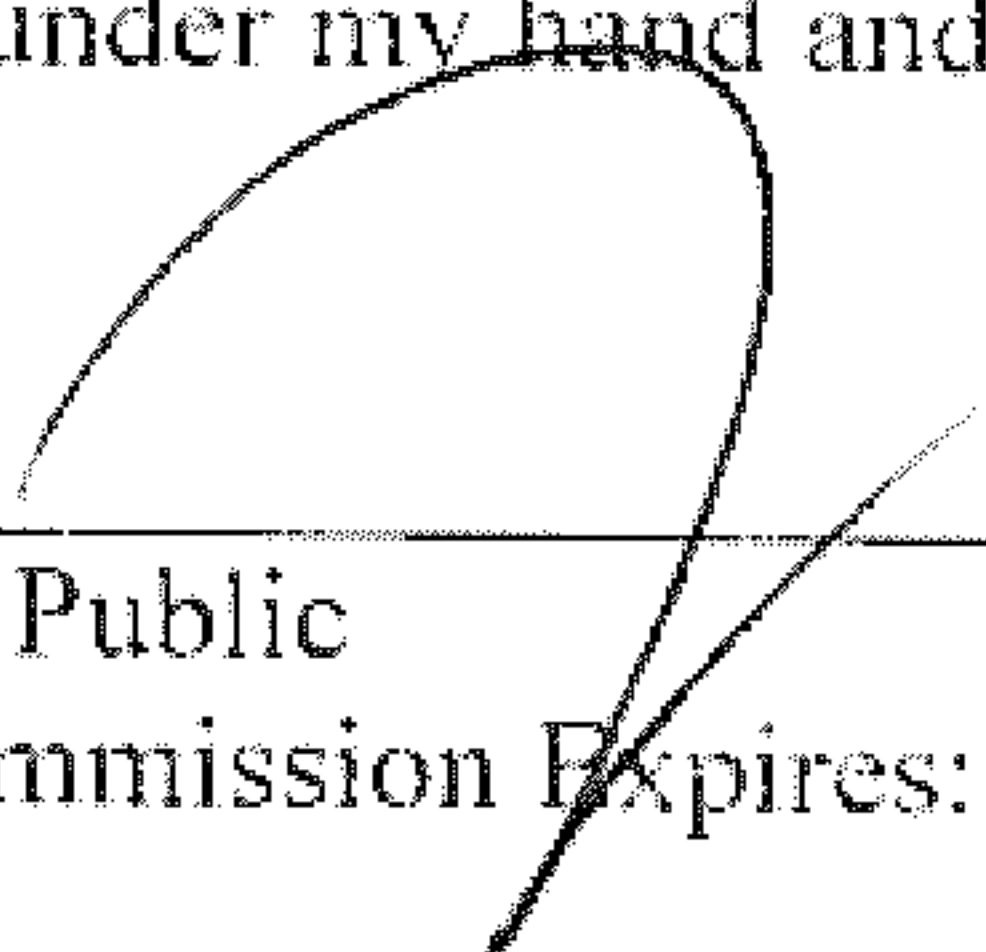


Javier Cuevas Garduno

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Javier Cuevas Garduno whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 2022.



Notary Public
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

EXHIBIT "A"

**Property Address: 255 Buie Drive
Columbiana, AL 35051**

Parcel 1:

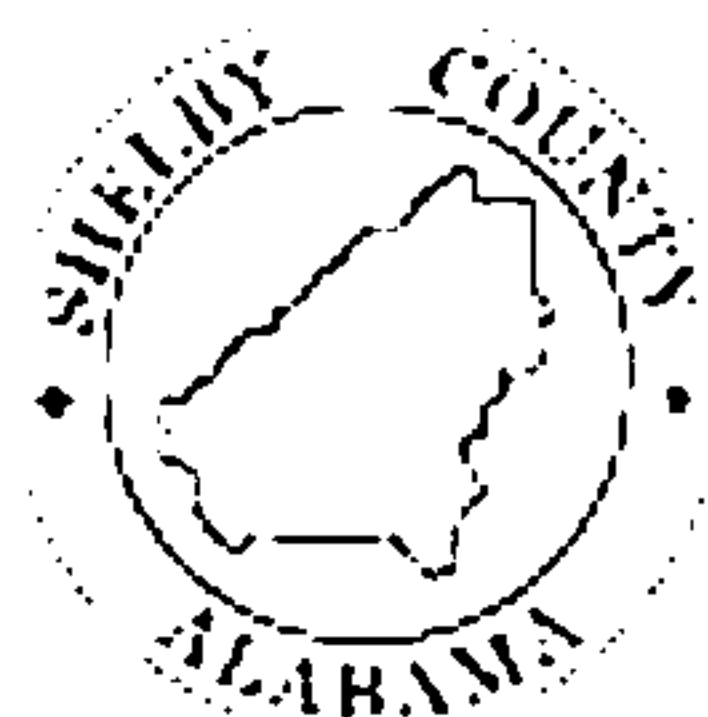
Begin at the SE corner of the NE 1/4 of Section 1, Township 22 South, Range 1 West; thence run North along the East line of said Section a distance of 537.8 feet to a beginning point; thence continue North along this East line a distance of 290.85 feet; thence turn left and run West, parallel to the South line of said property, a distance of 600 feet; thence turn left and run South, parallel to the East line of said property a distance of 290.85 feet to the Northwest corner of the property conveyed to James O. Harris and wife, Virgie E. Harris; thence turn left along the North line of the Harris property, and parallel to the South line of said Section, a distance of 600 feet, more or less, to the point of beginning.

Situated in the S 1/2 of the NE 1/4 of Section 1, Township 22 south, Range 1 West, and containing two (4) acres, more or less.

Parcel 2:

From the Southeast corner of Section 1, Township 22 South, Range 1 West, go North 03 degrees 00 minutes 00 seconds West a distance of 2640.45 feet, thence South 85 degrees 30 minutes 26 seconds West a distance of 1306.44 feet to an iron; thence North 40 degrees 40 minutes 52 seconds West a distance of 869.44 feet to an iron; thence North 44 degrees 58 minutes 48 seconds West a distance of 85.07 feet to the beginning of a curve to the right which has a delta angle of 03 degrees 35 minutes 46 seconds a radius of 5174.49 feet and a chord bearing of North 43 degrees 10 minutes 55 seconds West a distance along the arc of said curve 153.77 feet to the point of beginning; then continue along last described course a distance of 171.0 feet; thence South 57 degrees 12 minutes 45 seconds West a distance of 476.50 feet to an iron on the Northeasterly right of way line of an 80' wide railroad right of way; thence Southwesterly along the arc of a curve to the right which has a radius of 1915.33 feet, a delta angle of 14 degrees 09 minutes 33 seconds and a chord bearing of South 14 degrees 50 minutes 39 seconds East a distance along the arc of said curve of 175.0 feet, more or less; thence North 57 degrees 12 minutes 45 seconds East & distance of 548 feet to the point of beginning. . Containing 2 acres, more or less, and lying in the North 1/2 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama.

Being the same property previously conveyed in Inst. #20200304000086310, Inst. #20190605000196550, and Inst. #20190605000196560.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/16/2022 03:44:02 PM
\$65.00 JOANN
20220216000068220**

Allie S. Bayl