

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Joaquin Garcia
~~5789 Highway 10~~ 1472 Kelly Drive
~~Montevallo, AL 35115~~ Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventy Thousand Dollars and No Cents (\$70,000.00)**, 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

Jeffrey Thomas Gammon, ^{an unmarried} ~~and his~~ man, whose mailing address is:

228 Gammon Way Montevallo AL 35115

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

Joaquin Garcia, whose mailing address is:

1472 Kelly Dr Pelham AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **5789 Highway 10, Montevallo, AL 35115** to-wit:

Begin at the SE corner of the SE1/4 of the NW1/4 of Section 2, Twp 22S, R4W, and run W along the S line of a lot known as the former Robert Harper lot 156 5/8 feet to the point of beginning; Thence run N along the W line of said former Robert Harper lot 849 feet to the S line of the Montevallo-Tuscaloosa Public Road (Shelby County Highway 10); thence run W along said road 156 5/8 feet; thence run S and parallel with the W line of said former Robert Harper lot 849 feet to the S line of said 40 acres; thence run along said S line E 156 5/8 feet to the point of beginning, being situated in the SE1/4 of the NW1/4 of Section 2, Twp 22S, R4W. Less and except; Commence at the SW corner of the SE1/4 of the NW1/4 of Section 2, Twp 22S, R4W, and run thence S 89°41'54"E along the S line of said 1/4 1/4 1162 feet; thence run N 01°45'41"E 436.87 feet to the point of beginning; Thence run N 86°29'04"W 8.81 feet; thence run N 03°40'07"E 32.94 feet; thence run S 86°29'04"E 7.71 feet, thence run S 01°45'41"W 32.96 feet to the point of beginning Said property has been assigned ad valorem tax parcel number 26 1 02 0001 049 000.

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

The property herein conveyed does not constitute the homestead of the Grantor, ~~nor that of his spouse~~, neither is it contiguous hereto.

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 24th day of February, 2022.

Jeffrey Thomas Gammon

State of Alabama
County of Shelby



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2022 01:42:45 PM
\$92.00 BRITTANI
20220224000079650

Alvin S. Bayl

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jeffrey Thomas Gammon, 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 24th day of February, 2022.

Sandy F. Johnson
Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: January 22, 2023

