

Send tax notice to:
RAMON PEREZ
1121 18TH AVENUE
CALERA, AL, 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022105T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand and 00/100 Dollars (\$60,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **HEITH CROCKER, A SINGLE INDIVIDUAL**, whose mailing address is 980 Hwy 331 Columbiana AL 35051 (hereinafter referred to as "Grantor") by **RAMON PEREZ** whose property address is: **1121 18TH AVENUE, CALERA, AL, 35040** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Block 271, according to J.H. Dunstan's Map of Calera, more particularly described as follows: Commence at the intersection of the South line of 18th Avenue and the East line of U.S. Highway 31 and run easterly along the south line of 18th Avenue, 151.5 feet to the Point of Beginning; thence turn an angle of 90° to the right and run a southerly direction 108.0 feet; thence turn an angle of 90° to the left and run in an easterly direction for 117.50 feet; thence turn an angle of 94° to the left and run a northerly direction along the west line of Whitfield Lot to the south line of 18th Avenue; thence turn an angle to the left and run in a westerly direction along the south line of 18th Avenue to the Point of Beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Less and except any part of subject property lying within an existing road right of way.
3. Restrictions, public utility easements and building setback lines as shown on the Map of J.H. Dunstan's Map of Calera, an unrecorded plat map of property located in Shelby County, Alabama.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

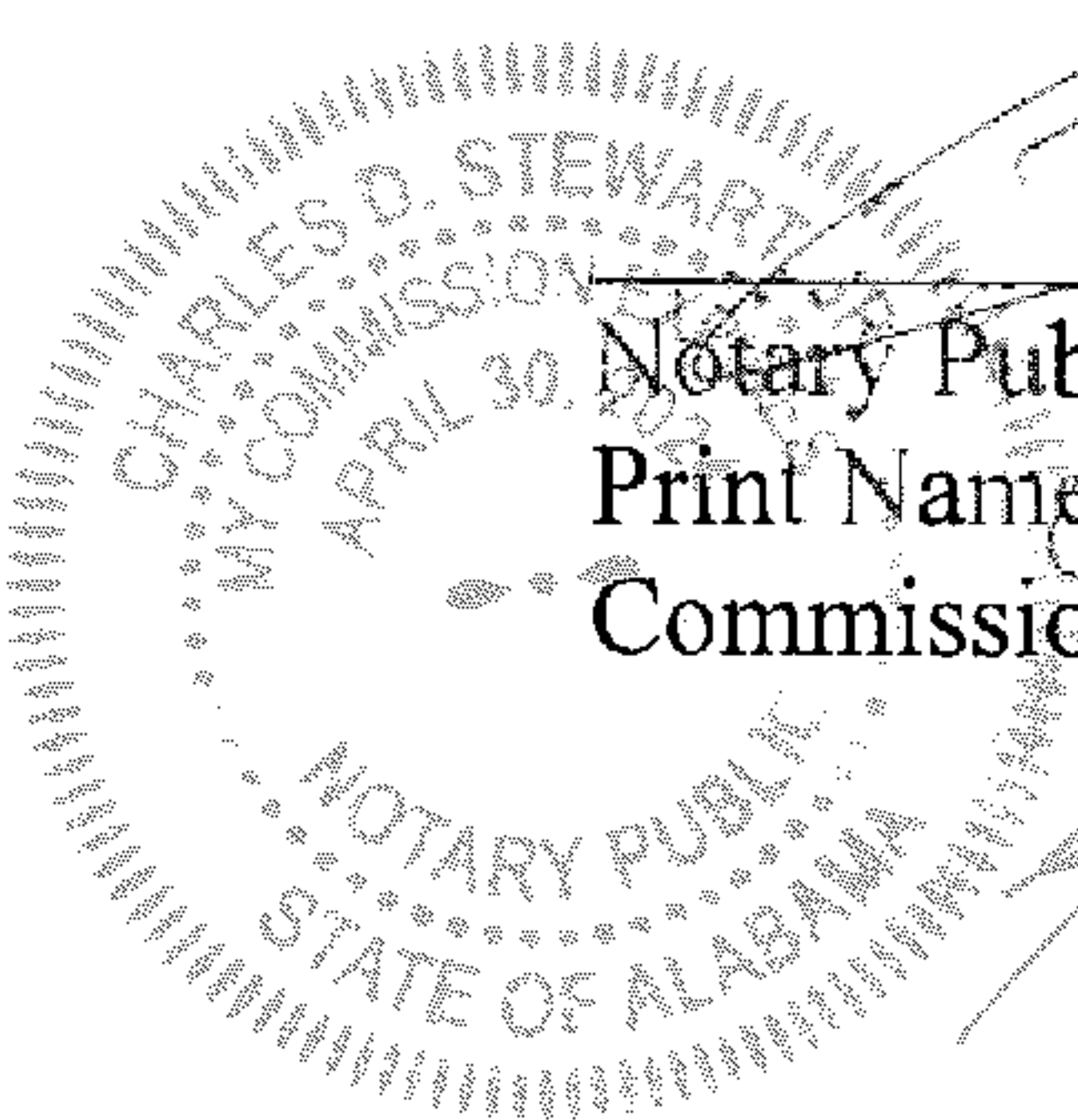
✓ IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the day of March, 2022.

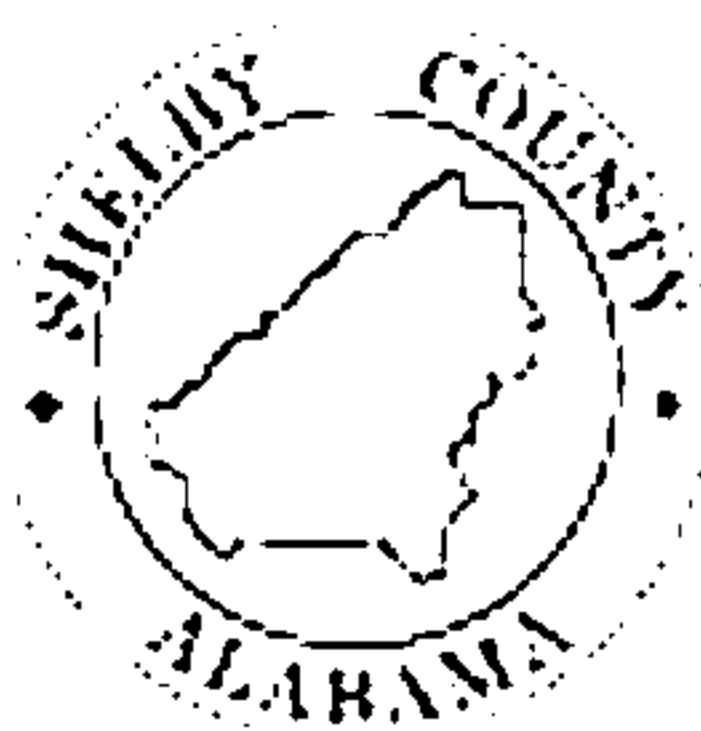

HEITH CROCKER

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 14 day of March, 2022.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2022 11:50:05 AM
\$85.00 CHERRY
20220308000097160

Allie S. Bayl