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Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

DEEDS 1/2

Send Tax Notice To:
Amadeo H. Orellana Ramirez
Quelin Yanira Gomez Contreras
8610 Highway 10
Montevallo, AL 35115

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifty Eight Thousand Dollars and No Cents (\$58,000.00) the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Haley M. Taylor, a married woman, whose mailing address is:

589 Pebble Rd Montevallo AL 35115

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

Amadeo H. Orellana Ramirez and Quelin Yanira Gomez Contreras, whose mailing address is:

8610 Highway 10, Montevallo, AL 35115

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 8610 Highway 10, Montevallo, AL 35115 to-wit:

A parcel of land in the SE 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 4 West, Shelby County, Alabama descried as follows:

Begin at the southeast corner of the Southeast quarter of the Southwest quarter of Section 28, Township 21 South, Range 4 West, Shelby County, Alabama; thence North 1 deg. 07 min. 03 sec West along the east quarter-quarter section line 208.7 feet to the point of beginning. thence North 1 deg. 19 min. 15 sec. West along said west line 451.92 feet; thence South 88 deg. 46 min. 26 sec. West for 266.51 feet to intersection with the east right-of-way of a public road (Shelby County Highway No. 10); thence South 1 deg. 29 min. 38 sec. West along said right-of-way 104.63 feet; thence South 1 deg. 50 min. 01 sec. West along said right-of-way 104.50 feet; thence South 3 deg. 37 min. 09 sec. East along said right-of-way 93.96 feet; thence South 3 deg. 37 min. 09 sec. East along said right-of-way 70.57 feet; thence South 15 deg. 17 min. 23 sec. East along said right-of-way 80.35 feet; thence North 89 deg. 05 min. 03 sec. East along the north line of Virgil R. & Bonnie F. Tidwell property as described by Inst. # 1993-8979 in the Probate Office of Shelby County, Alabama for 244.72 feet to the point of beginning.

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

This sale includes a 1999 Cavalier Mobile Home. VIN Number ALCA0798556S41881A and B.

Haley M. Taylor is one and the same as Haley M. Jarvis.

This property is not the homestead of grantor nor that of her spouse.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

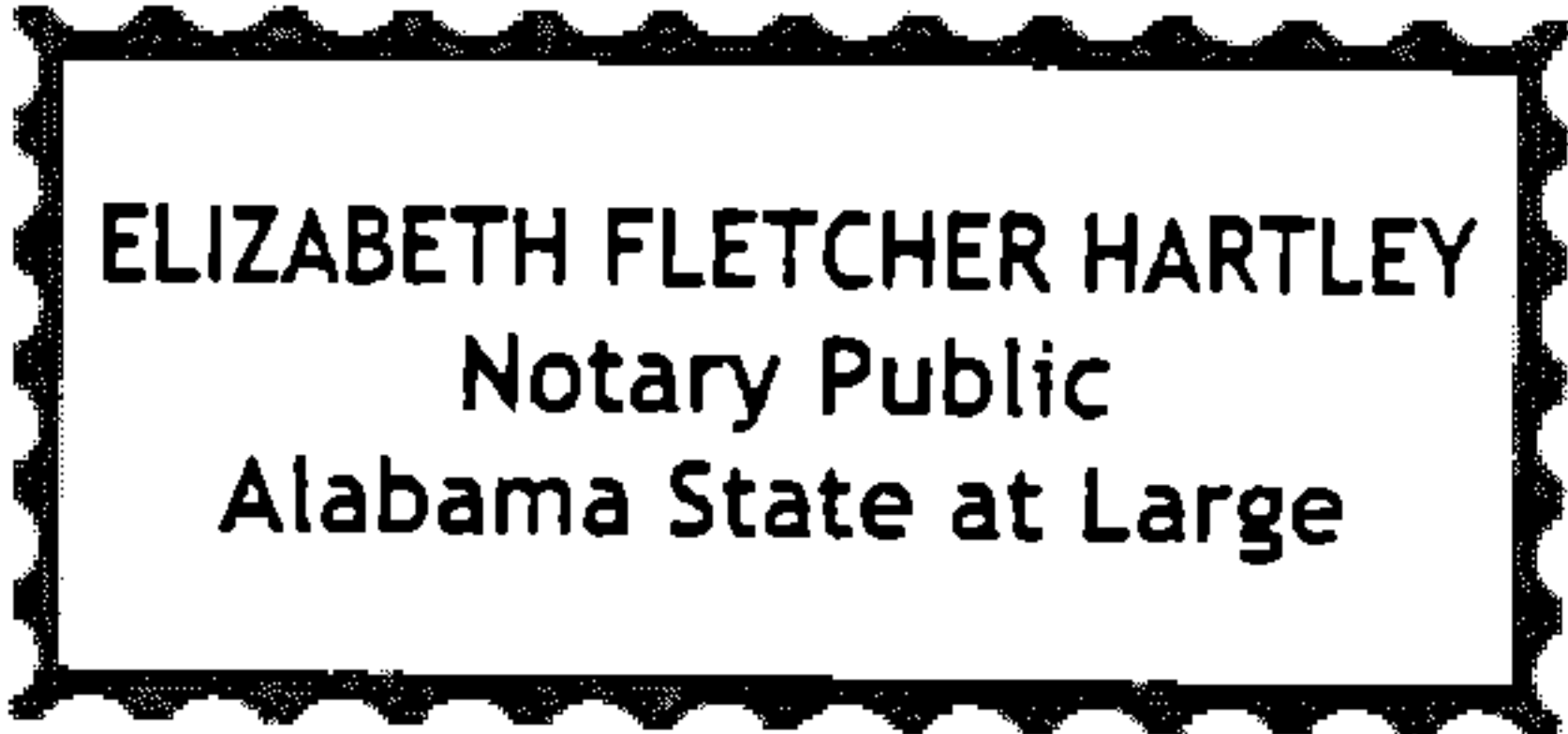
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 22nd day of March, 2022.

Haley M. Taylor
Haley M. Taylor

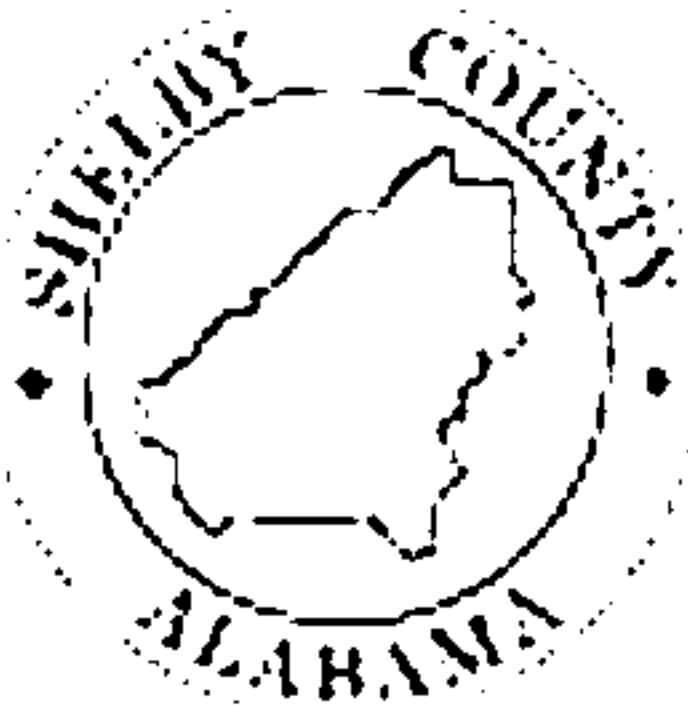
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Haley M. Taylor, whose name(s) 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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 22nd day of March 2022

Elizabeth Fletcher Hartley
Notary Public, State of Alabama



Printed Name of Notary
My Commission Expires: 11/30/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2022 03:09:21 PM
\$83.00 CHARITY
20220401000134130

Allie S. Bayl