

20220719000284330
07/19/2022 11:42:36 AM
DEEDS 1/3

Send Tax Notice to:
Renan Yassir Reyes Martinez, Jr.
335 Oak Tree Drive
Chelsea, AL 35043

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-22-689

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Matthew McNutt and Emily McNutt, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

3512 Wyngate Trace, Birmingham, AL 35242

by **Renan Yassir Reyes Martinez, Jr. (herein referred to as "Grantee"),** whose mailing address is

335 Oak Tree Drive, Chelsea, AL 35043

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 property, which has a mailing address of **335 Oak Tree Drive, Chelsea, AL 35043,** and more particularly described as:

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

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$216,015.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 19 day of July, 2022.

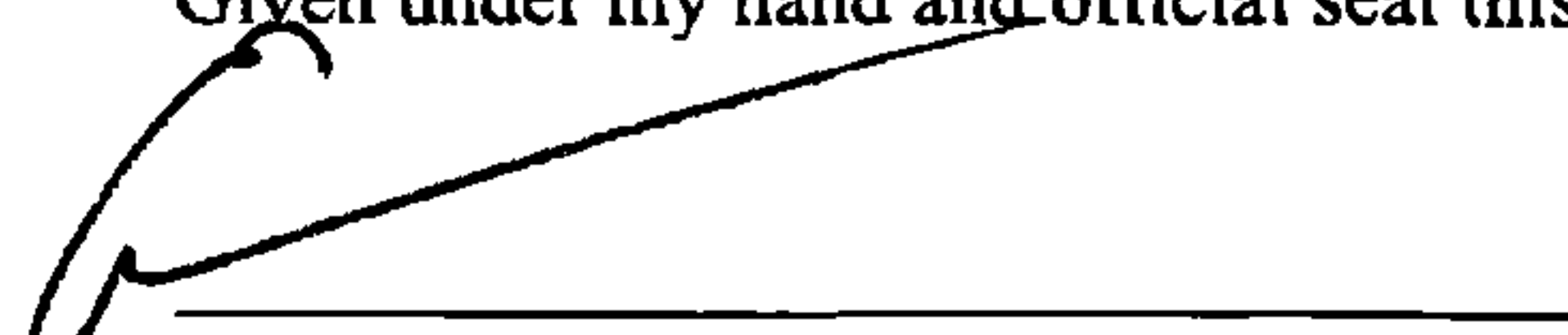

Matthew McNutt


Emily McNutt

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Matthew McNutt and Emily McNutt**, 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 19 day of July, 2022.


Notary Public

Printed Name
My Commission Expires:

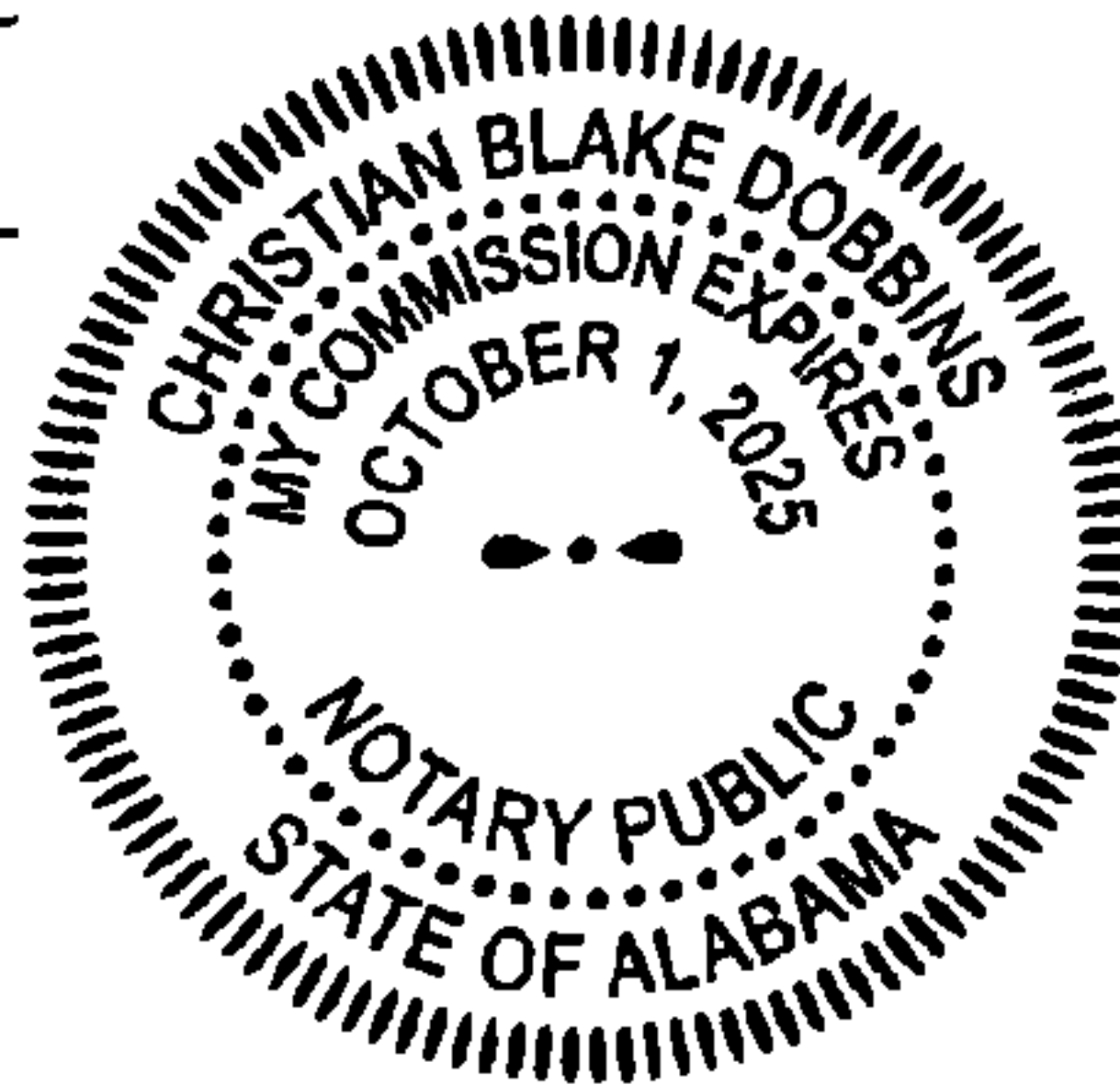


EXHIBIT A

Property 1:

From a 2-inch pipe at the SW corner of the NW 1/4 of NE 1/4 of Section 29, Township 19 South, Range 1 West, run thence North 01 degrees 08 minutes 10 seconds East along the West boundary of said NW 1/4 of NE 1/4 for a distance of 667.00 feet to a 1/2-inch rebar on the East boundary of Oak Tree Drive (60-foot right of way), being the point of beginning of herein described parcel of land; thence continue along said course for a distance of 262.02 feet to a 1/2-inch rebar; thence run North 89 degrees 59 minutes 01 seconds East for a distance of 330.00 feet to a 1/2-inch rebar; thence run South 01 degrees 08 minutes 10 seconds West for a distance of 262.05 feet to a 1/2-inch rebar; thence run South 89 degrees 59 minutes 20 seconds West for a distance of 330.00 feet to the point of beginning of herein described parcel of land.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/19/2022 11:42:36 AM
\$32.00 JOANN
20220719000284330

Allen S. Bayl