

20220728000295840
07/28/2022 12:37:36 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Andrea Atkins
1055 Highway 72
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED TWENTY THOUSAND AND 00/100 (\$320,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Antonio Quintana-Garcia and San Juana Castanon-Lopez, husband and wife**, whose address is 101 Maple Trace Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **Andrea Atkins**, whose address is 1055 Highway 72 Pelham AL 35124 (hereinafter "Grantee", whether one or more), 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, **the address of which is 1055 Highway 72, Pelham, AL 35124 to-wit:**

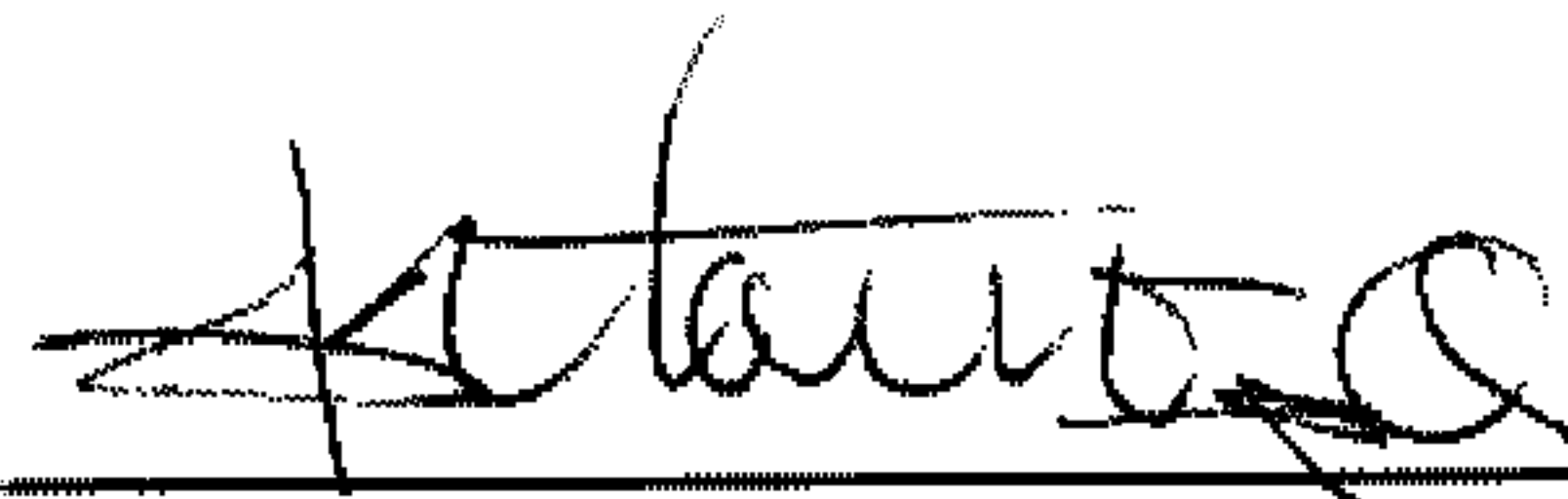
A parcel of land located in the NE 1/4 of the SE 1/4 of Section 18, Township 20 South, Range 2 West, and more particularly described as follows: Commence at a point 330 feet South and 130 feet East of the NW corner of the said NE 1/4 of the SE 1/4; thence North 86 degrees 30 minutes East 420 feet; thence North 105 feet; thence South 86 degrees 30 minutes West 420 feet; thence South 105 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

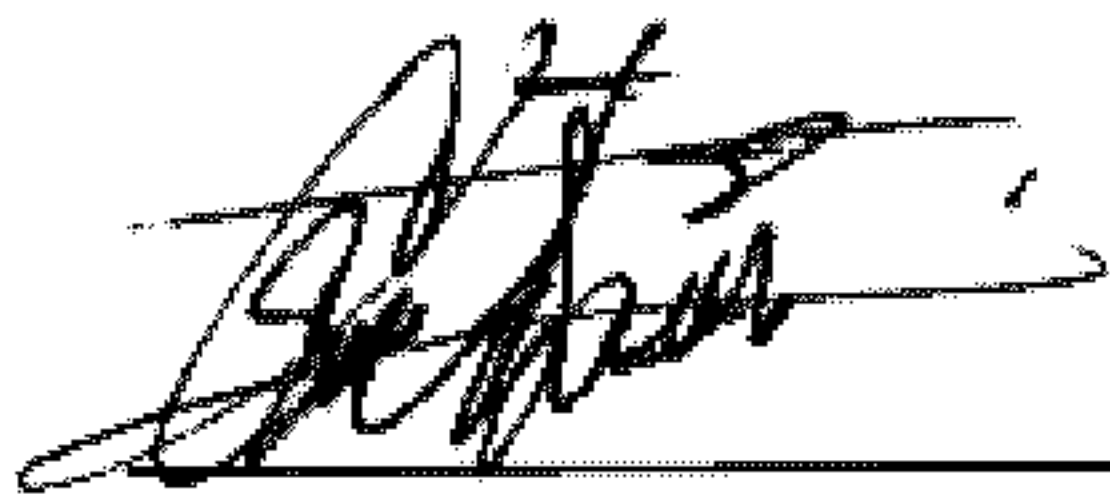
Subject to a third-party mortgage in the amount of \$160,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 28th day of July, 2022.



Antonio Quintana-Garcia



San Juana Castanon-Lopez

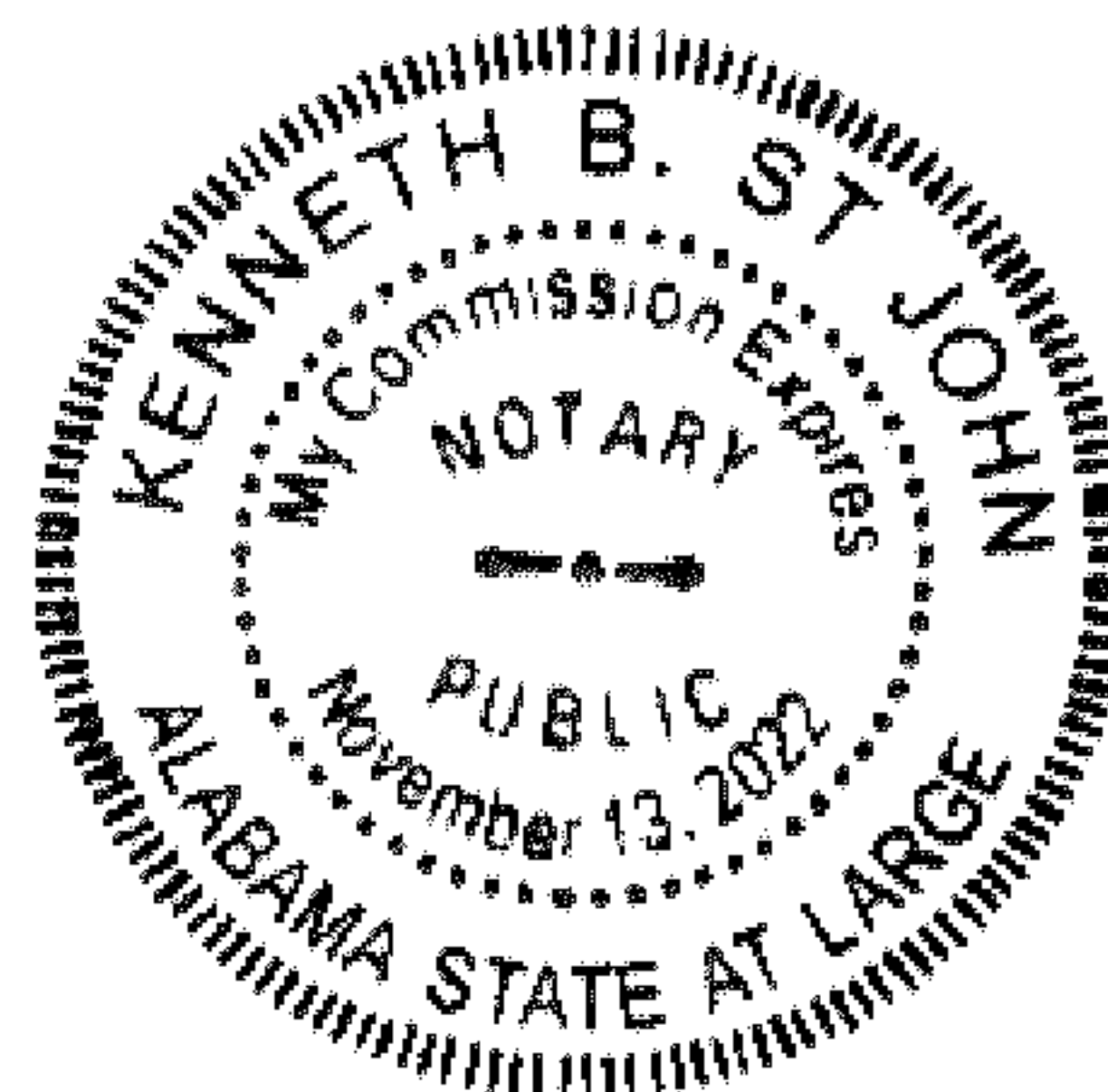
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Antonio Quintana-Garcia and San Juana Castanon-Lopez whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of July, 2022.



Notary Public : Kenneth B St John
My Commission Expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/28/2022 12:37:36 PM
\$185.00 JOANN
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Allen S. Bayl