

Send Tax Notice to:
Sebastian Juarez
1244 Simmsville Rd Lot #6
Alabaster, AL 35007

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-2687**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY THREE THOUSAND AND 00/100 (\$183,000.00)** 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 **WillowCrest, LLC, a Mississippi Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

PO Box 321031, Flowood, MS 39232

by **Sebastian Juarez** (herein referred to as "Grantee"), whose mailing address is
1244 Simmsville Rd Lot #6, Alabaster, AL 35007

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 **722 4th Avenue NW, Alabaster, AL 35007**, 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.

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.

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IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 3rd day of August, 2022.

WillowCrest, LLC, a Mississippi Limited Liability Company

By: [Signature]

Jon Richard Crowell, Managing Partner

State of Mississippi

County of Hinds

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jon Richard Crowell**, whose name as **Managing Partner of WillowCrest, LLC**, a/an **Mississippi** corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **WillowCrest, LLC**, on the day the same bears date.

Given under my hand and official seal this 1 day of August, 2022

[Signature]
Notary Public, State of MS

Cedrick Hull
Printed Name

My Commission Expires: 2-26-2023



EXHIBIT A

Property 1:

West 1/2 of Lot 3 and all of Lots 4 and 5, Block 13, according to the survey of Alabaster Gardens as recorded in Plat Book 3, Page 156 and recorded in the Office of the Judge of Probate of Shelby County, Alabama. All of said property located in the Southwest quarter of Section 35, Township 20 South, Range 3 West and including the East half of the street vacated by Deed Book 286 Page 252.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2022 09:58:33 AM
\$211.00 BRITTANI
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Allen S. Bayl