

20220906000346920
09/06/2022 03:12:05 PM
DEEDS 1/2

Prepared without Title Examination or Opinion

SEND TAX NOTICE TO:

Ruben Luna & Teresa H. Quintana

19490 AL Hwy 25
Columbiana, AL 35051

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway Suite 280
Birmingham, AL 35243
JSP-22-6816

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED TEN THOUSAND AND 00/100 (\$110,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Marsha Etress, an unmarried person, Brenda J. Beane, an unmarried person, and Vicki K. Burroughs,** an unmarried person, whose address is 1121 Colonial Drive Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Ruben Luna and Teresa H. Quintana,** whose address is 19490 AL Highway 25, Columbiana, AL 35051 (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 **Ruben Luna and Teresa H. Quintana,** the following described real estate situated in Shelby County, Alabama, the address of which is **19490 Alabama Highway 25, Columbiana, AL 35051 to-wit:**

A parcel of land located in the NW 1/4 of Section 34, Township 21 S., Range 1 W, more particularly described as follows; begin at a 1 inch pipe being the point of intersection of the eastern boundary of Highway 25 Right of Way and the southern line of the NW 1/4 of said Section; thence run in an easterly direction along the quarter line for a distance of 244.16 feet to a found 2 inch pipe; thence turn an interior angle to the right of 85° 12' 05" and run in a northerly direction for a distance of 251.55 feet to a found 1 inch crimped top pipe; thence turn an interior angle to the right of 46° 28' 13" to the chord of a curve to the right having a calculated radius of 4217.72 feet and thence run along said arc for a distance of 335.67 feet to a found 1 Inch pipe being 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.

Marsha Etress is one and the same person as Marsha Bean.

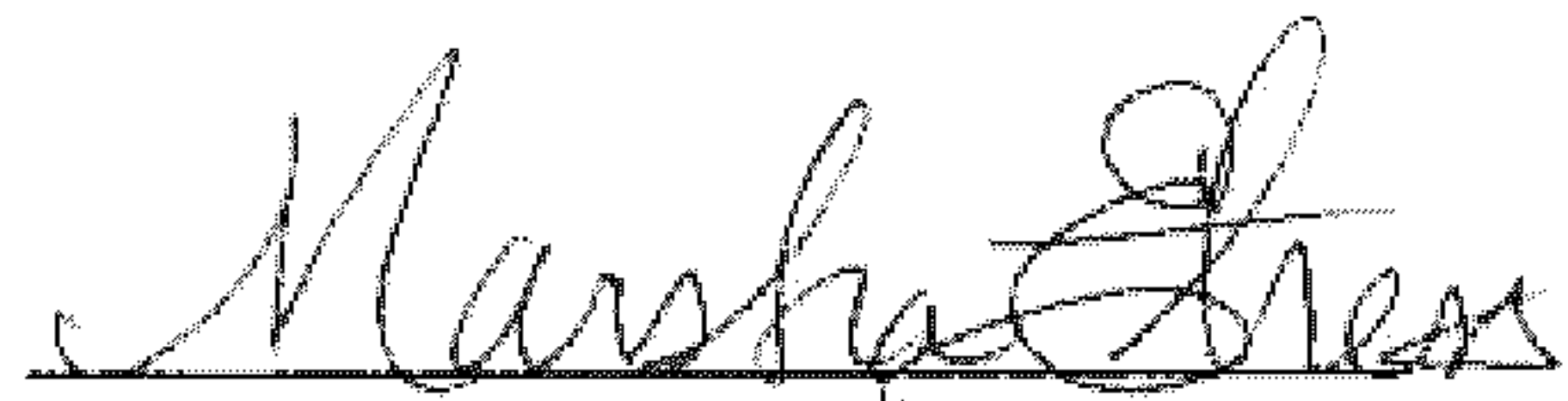
Terry Elwin Etress, having died on or about December 26, 2019, in Shelby County Alabama.

Myra Ann Beane having died on or about April 23, 2018, in Shelby County, Alabama.

John Beane having died on or about April 17, 2017, in Shelby County Alabama.

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 30 day of August, 2022



Marsha Etress



Brenda J. Beane



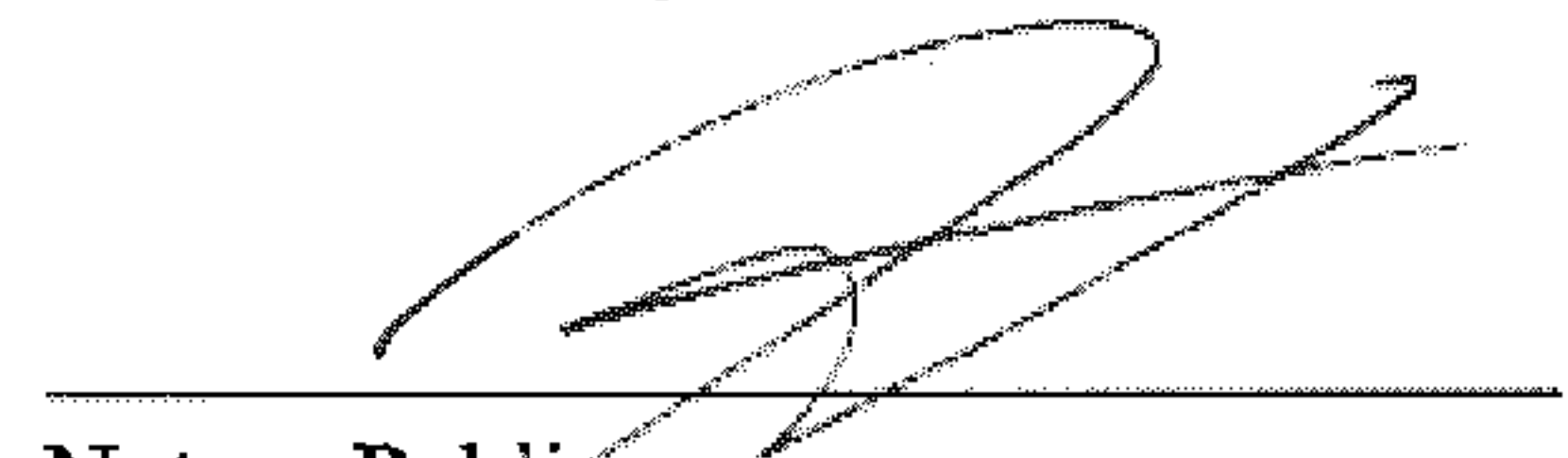
Vicki K. Burroughs

STATE OF ALABAMA

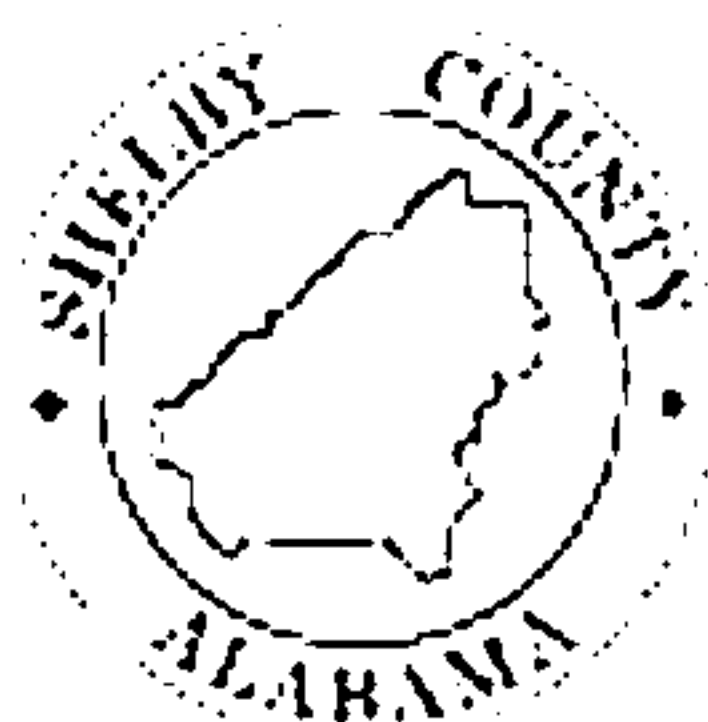
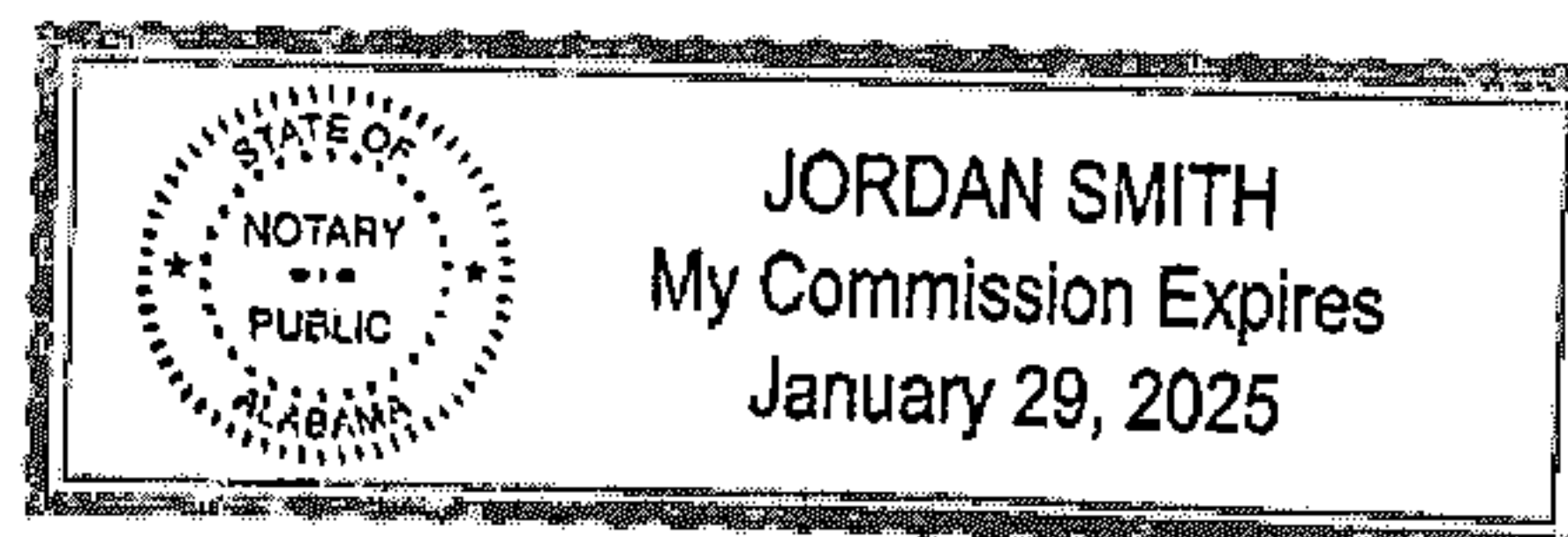
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that Marsha Etress, Brenda J. Beane and Vicki K. Burroughs whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, 2022.


Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2022 03:12:05 PM
\$136.00 BRITTANI
20220906000346920

Warranty Deed

