

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
10052 AL Highway 119
Alabaster, AL 35007**

20221028000404690
10/28/2022 08:13:42 AM
DEEDS 1/2

WARRANTY DEED

SEND TAX NOTICES TO:

736 6th AVE SW, Apt 2
Alabaster, AL 35007.

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Thirty-Eight Thousand and 00/100 (\$38,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Emily Stone, Married**, in hand paid by the GRANTEE(S), **Nehemias David Monzon Lopez**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

A part of the SE 1/4 of the NW 1/4 of Section 5, Township 22 South, Range 3 West, described as follows: Begin at a point 1048.7 feet North and 749.5 feet West of the center stake of Section 5, Township 22 South, Range 3 West; run N14 Degrees 10'E 120.0 feet; thence run N85 Degrees 50'W 171.0 feet; thence run S6 Degrees 10'W 118.2 feet; thence S85 Degrees 50'E 140.0 feet to the Point of Beginning. LESS AND EXCEPT any portion of said property conveyed by Deed 293, Page 100, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

Prior Instrument Reference: 20220930000376210

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

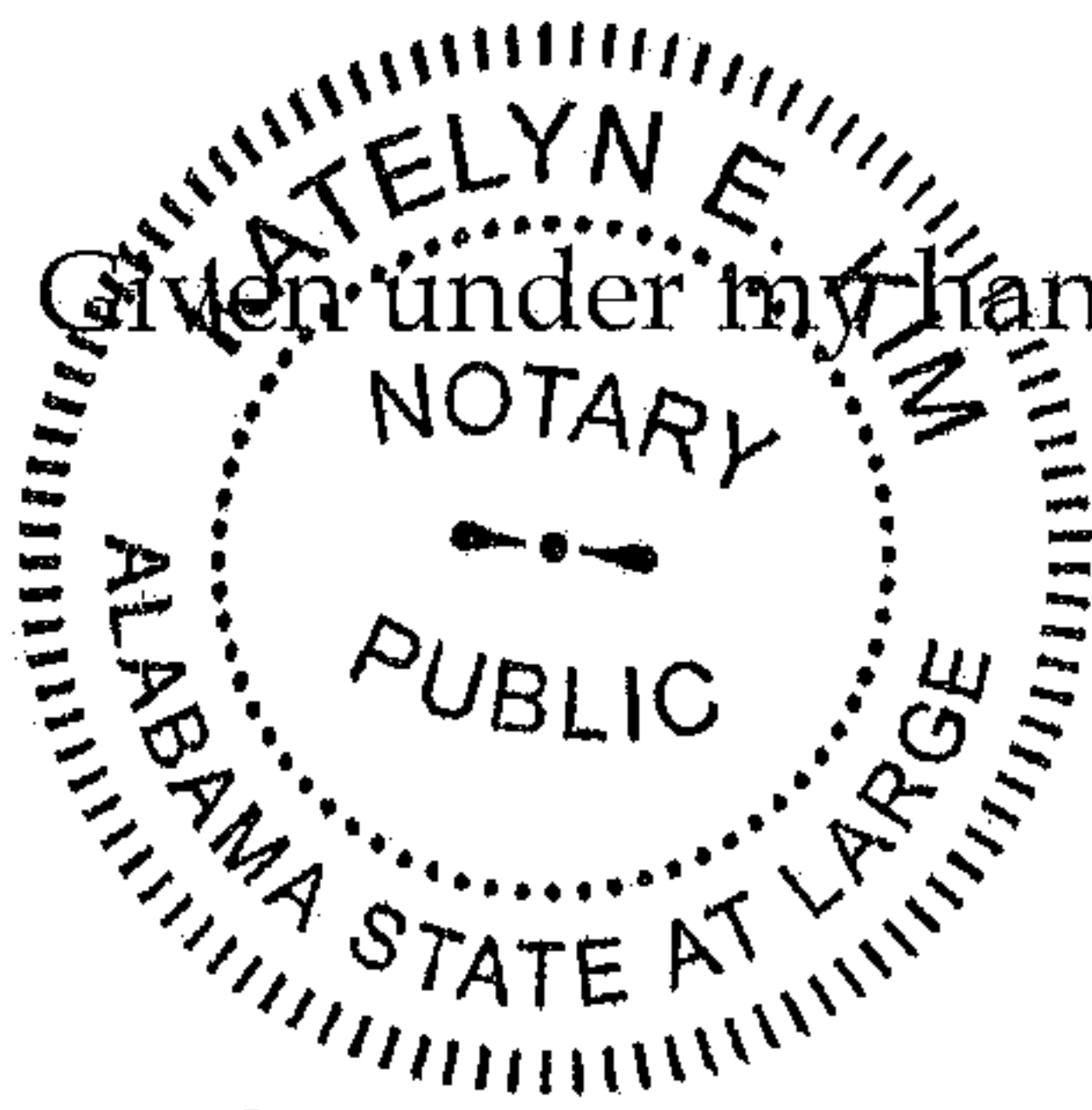
AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 27th day of October, 2022.

Emily Stone
Emily Stone

STATE OF Alabama)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Emily Stone** 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, they executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 27th day of October 2022.

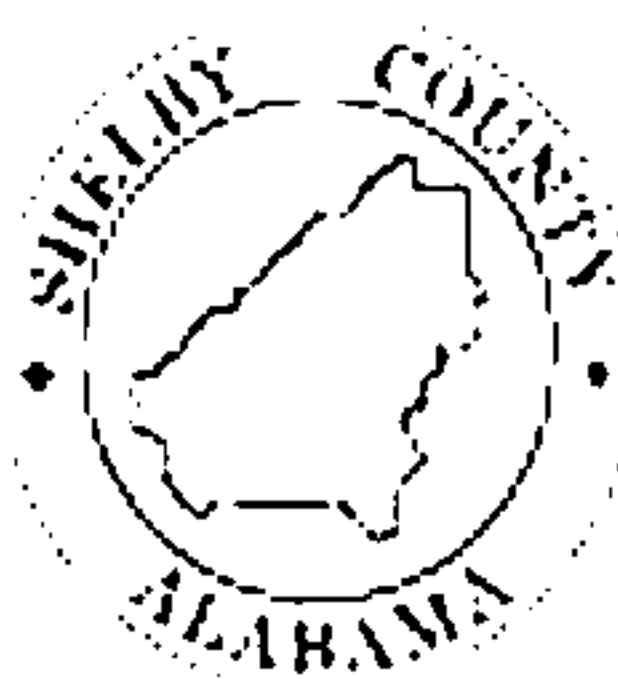
Katelyn Kim
NOTARY PUBLIC
My Commission Expires: 12/03/2025

Address of Grantee:
736 6th Ave SW, Apt 2
Alabaster, AL 35007

Address of Grantor:
1070 Hwy 54
Montevallo, AL
35115

Property Address:
3630 Highway 22
Montevallo, AL 35115

Real Value: \$38,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2022 08:13:42 AM
\$63.00 JOANN
20221028000404690

Alex S. Bayl