

Send Tax Notice to:
Leopoldo Gutierrez
1410 NW 10th ST
Homestead, FL 33030

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-4958

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FORTY FIVE THOUSAND AND 00/100 (\$45,000.00)** 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

Kimberly Mahan and John Douglas Mahan, wife and husband (herein referred to as "Grantor," whether one or more), whose mailing address is

127 County Road 200, Montevallo, AL 35115

by **Leopoldo Gutierrez (herein referred to as "Grantee"),** whose mailing address is

1410 NW 10th St, Homestead, FL 33030

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 **125 Highway 219, Montevallo, AL 35040,** 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.

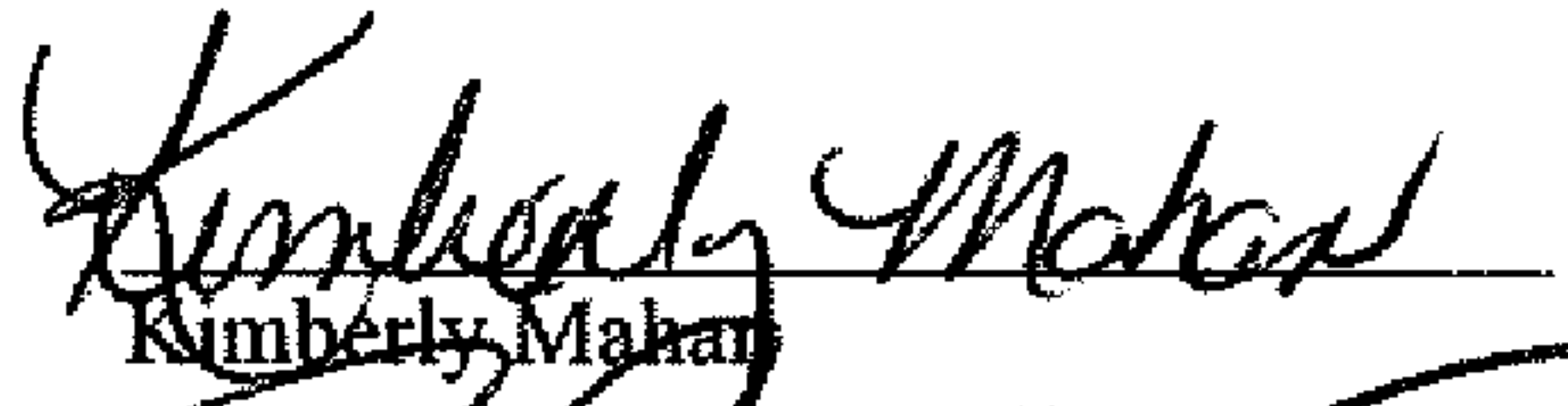

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

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.

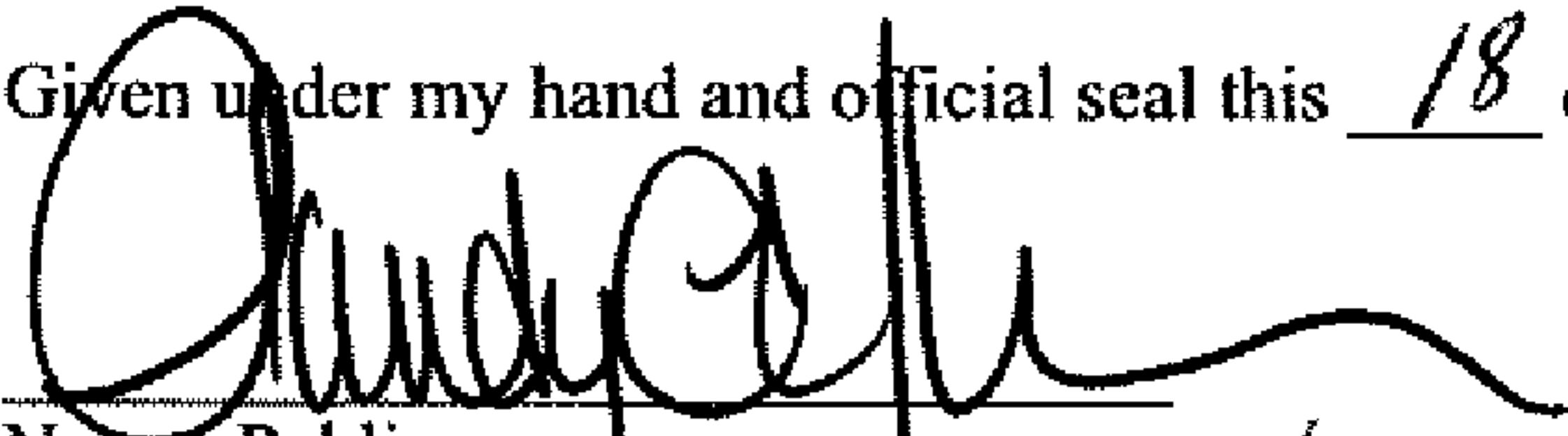
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 18 day of November 2022.


Kimberly Mahan

John Douglas Mahan

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Kimberly Mahan and John Douglas Mahan 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 18 day of November, 2022.


Notary Public
My Commission Expires: 01/22/2023

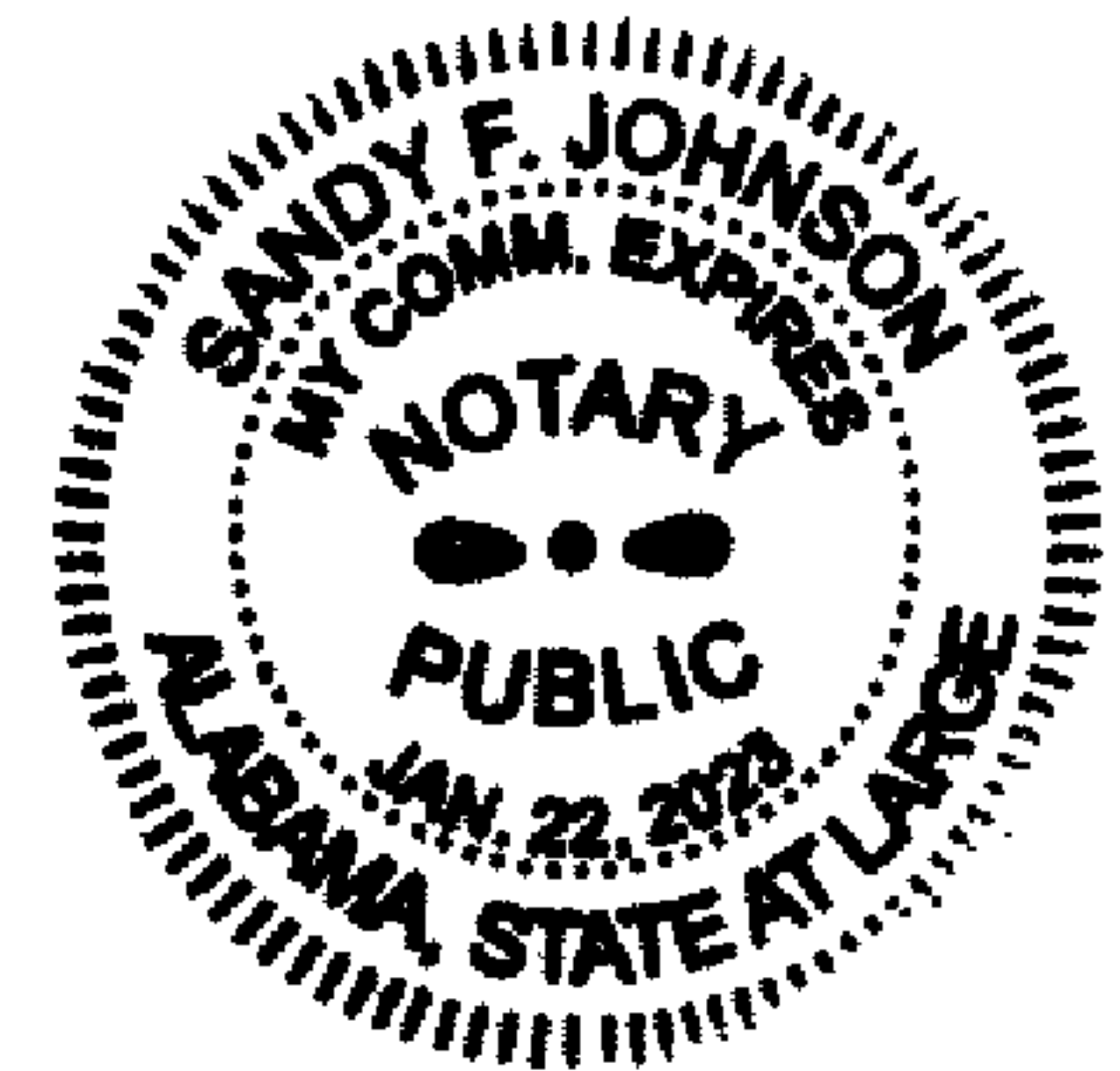
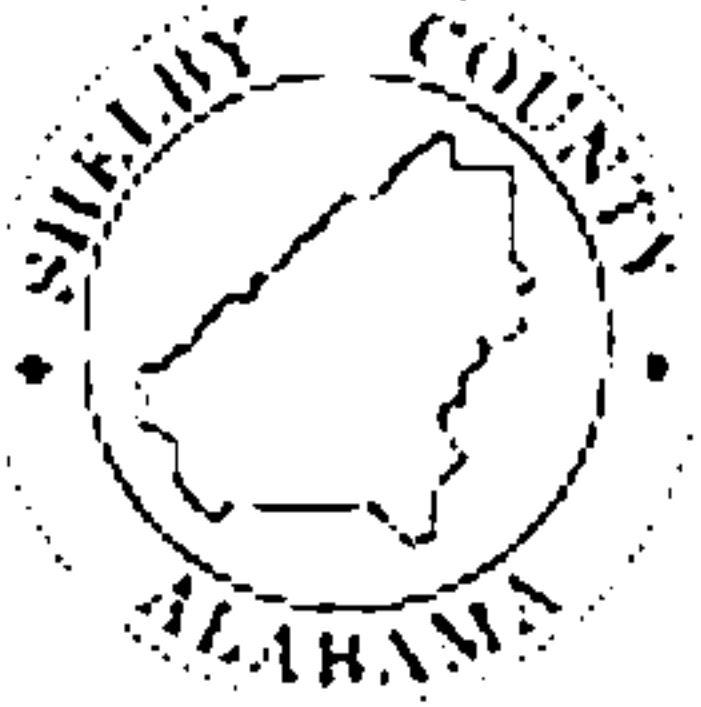


EXHIBIT A

Property 1:

Lot 19-B fronting on Railroad Avenue, containing 0.66 acres and also known as dwelling house no. 55 of former Montevallo Coal Mining Company, according to Thomas Addition to the town of Aldrich, map of which was recorded in the Office of the Probate Judge of Shelby County, Alabama, on February 23, 1944 in Map Book No. 3. Page 52.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/23/2022 09:47:57 AM
\$73.00 PAYGE
20221123000431690

Alex S. Bayl