



20230113000011890 1/3 \$149.00
Shelby Cnty Judge of Probate, AL
01/13/2023 02:57:35 PM FILED/CERT

ALABAMA QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

Shelby County, AL 01/13/2023
State of Alabama
Deed Tax: \$120.00

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred and Twenty Thousand and 00/100 (\$_120,000.00_) in hand paid to Florencio Santillan and Jose Luis Santillan Sanchez, residing at 5534 Highway 39 Chelsea AL 35043, County of Shelby, City of Chelsea, State of Alabama (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Adelaido Martin and Irma Martin, residing at 515 Fulton Spring RD Alabaster AL 35007, County of Shelby, City of Alabaster, State of Alabama (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

Legal Description

Commence at the NW corner of Section 3, Township 22 South, Range 1 East; thence run Southerly along the West line of said Section a distance of 466.69 feet to a point; thence turn an angle to the left of 88°18'53" and run 79.61 feet to a point on the Easterly right of way of Shelby County Highway #77, said point being the NW corner of Parcel #1, according to the survey of Jack Johnson Estates, as recorded in Map Book 14, Page 61, in the Probate Office of Shelby County, Alabama; thence turn an angle of 83°09'22" to the right and run in a Southeasterly direction along the Easterly right of way of Shelby County Highway #77, and along the West line of said Parcel #1, a distance of 661.82 feet to the SW corner of said parcel #1, said point being the point of beginning of the property described herein; thence turn an angle of 84°35'38" to the left and run along the South line of said Parcel #1; a distance of 583.30 feet to the Northwest corner of Parcel #4, according to said survey of Jack Johnson Estates; thence turn an angle of 89°56'56" right and run in a Southerly direction along the West line of Parcels #4 and #3, a distance of 470.44 feet to a point on the West line of said Parcel #3, of Jack Johnson Estates; thence turn an angle of 44°11'22" right and run along the Northwest line of said Parcel #3, a distance of 623.16 feet to the Westernmost corner of said Parcel #3, said point being on the right of way of a prescriptive road; thence turn an angle of 96°53'41" to the right and run along said right of way a distance of 80 feet to a point; thence turn an angle of 5°46'25" right and continue along said right of way a distance of 125.43 feet to a point on the East right of way of Shelby County Highway #77; thence turn an angle to the right of 420.14'37" right and run along said right of way a distance of 178.24 feet to a point; thence turn angle of 15°23'30" to the left and continue along said right of way a distance of 272.0 feet to a point thence turn an angle of 0°56'07" right and continue along said right of way a distance of 305.32 feet to the point of beginning.

1800 County Rd 77 Columbiana AL

35051



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Being the same property designated as Parcel #2 (not included), on the survey of Jack Johnson, Estates, as record in Map Book 14, Page 61, in the Probate Office of Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

~~Florencio~~ José L Santillan
Grantor's Signature José L Santillan
Florencio Santillan
Grantor's Name

5534 Highway 39
Address

Chelsea, Alabama 35043
City, State & Zip

Adelardo Martin
Grantor's Signature

Adelardo Martin-Gonzalez
Grantor's Name

515 Fulton Spring Rd
Address

Alabaster AL 35007
City, State & Zip

In Witness Whereof,

Patricia J. Telmont
Witness's Signature
Patricia J. Telmont
Witness's Name

100 morning mist trail
Address

Alabaster, AL 35007
City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

prepare by Estefany Siles-Rodriguez

100 morning mist trail

Alabaster AL 35007

STATE OF ALABAMA)

COUNTY OF Shelby)

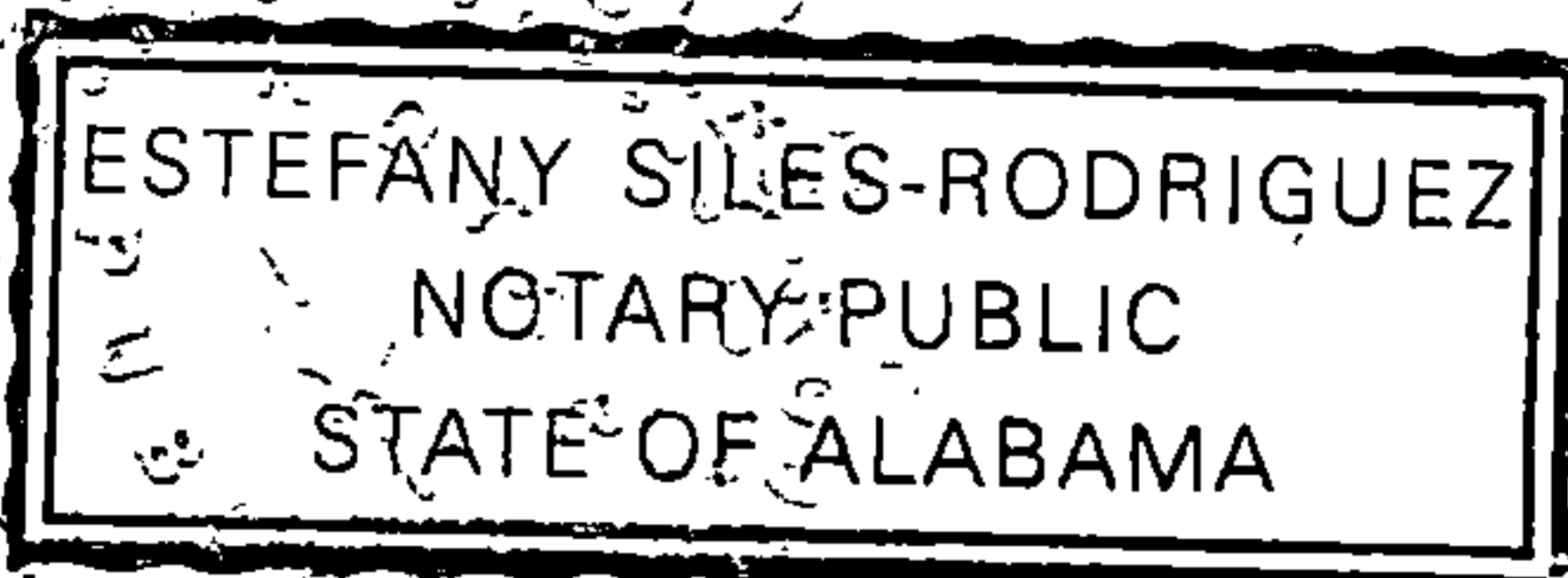


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Estefany Siles-Rodriguez whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 15 day of December, 2022.

Estefany Siles Rodriguez
Notary Public



My Commission Expires: 11/30/2026