

20230215000040030
02/15/2023 08:47:13 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Magdaleno Espinoza Torres and Lucia Chavez Garduno

453 Weatherly Club Dr.

Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THIRTY TWO THOUSAND AND 00/100 (\$32,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **J.R.C. Properties, L.L.C., an Alabama Limited Liability Company**, whose address is 2201 Montevallo Rd, Leeds, AL 35094 (hereinafter "Grantor", whether one or more), by **Magdaleno Espinoza Torres and Lucia Chavez Garduno**, whose address is 453 Weatherly Club Dr. Pelham, AL 35124 (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 **Magdaleno Espinoza Torres and Lucia Chavez Garduno, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **607 9th Avenue Southwest, Alabaster, AL 35007 to-wit:**

Lot No. 113, as shown on Map entitled "Property Line Map, Siluria Mills" as recorded in Map Book 5, Page 10 in the Probate Office of Shelby County, Alabama, being particularly described as follows:

Commence at the intersection of the SWLY ROW line on 1st Avenue and the WLY ROW lines of Fallon Avenue said ROW lines as shown on the maps of the dedication of streets and easements, Town of Siluria, Alabama; the NE NWLY along said ROW line of 1st Avenue for 70.00 feet ; thence 91 deg. 08 min. 30 sec. Left and run SWLY for 104.51 feet; thence 89 deg. 53 min. 03 sec right and run NWLY for 79.97 feet; thence 90 deg. 06 min. 49 sec. right and run NELY for 106.27 feet to a point on the SLY ROW line of 1st Avenue; thence 91 deg. 08 min. 38 sec. right and run SELY along said ROW line of 1st Avenue for 80.00 feet to POB; being situated in Shelby County, Alabama.

PARCEL ID NO. 23 1 02 3 001 010.000

J.R.C. PROPERTIES, L.L.C. is one and the same entity as JRC PROPERTIES, L.L.C., as set out in Articles of Organization recorded in Instrument no. 20080225000074590, in the Probate Office of Shelby County, Alabama.


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.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

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 13th day of February, 2023.

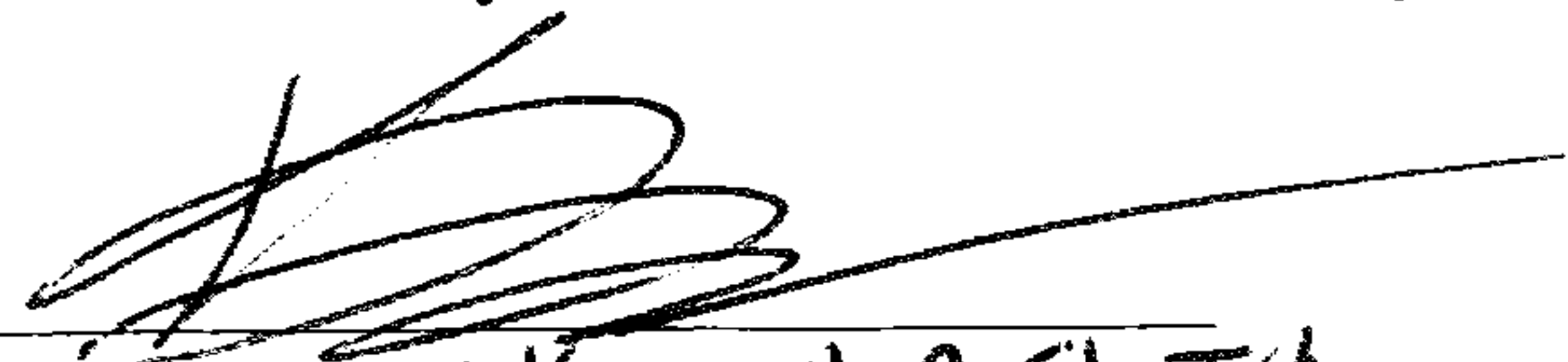
J.R.C. Properties, L.L.C., an Alabama Limited Liability Company

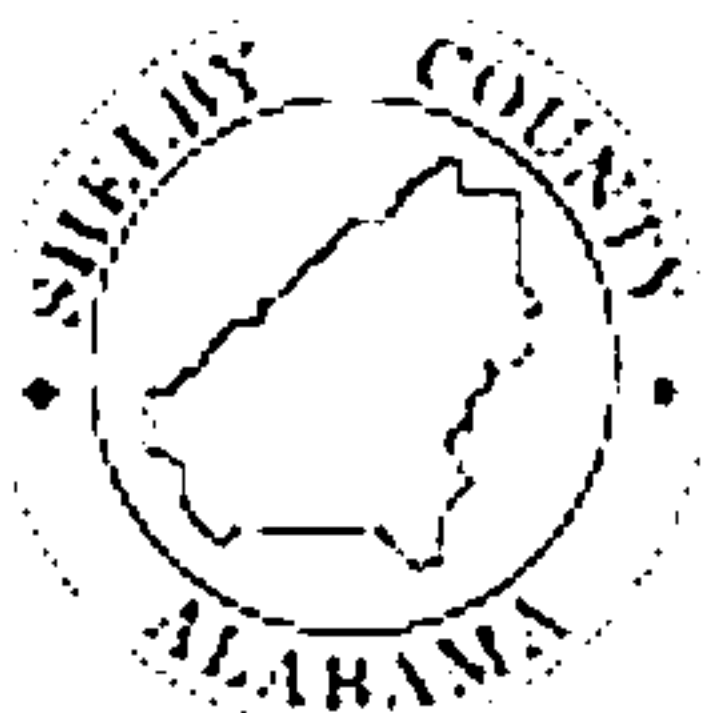
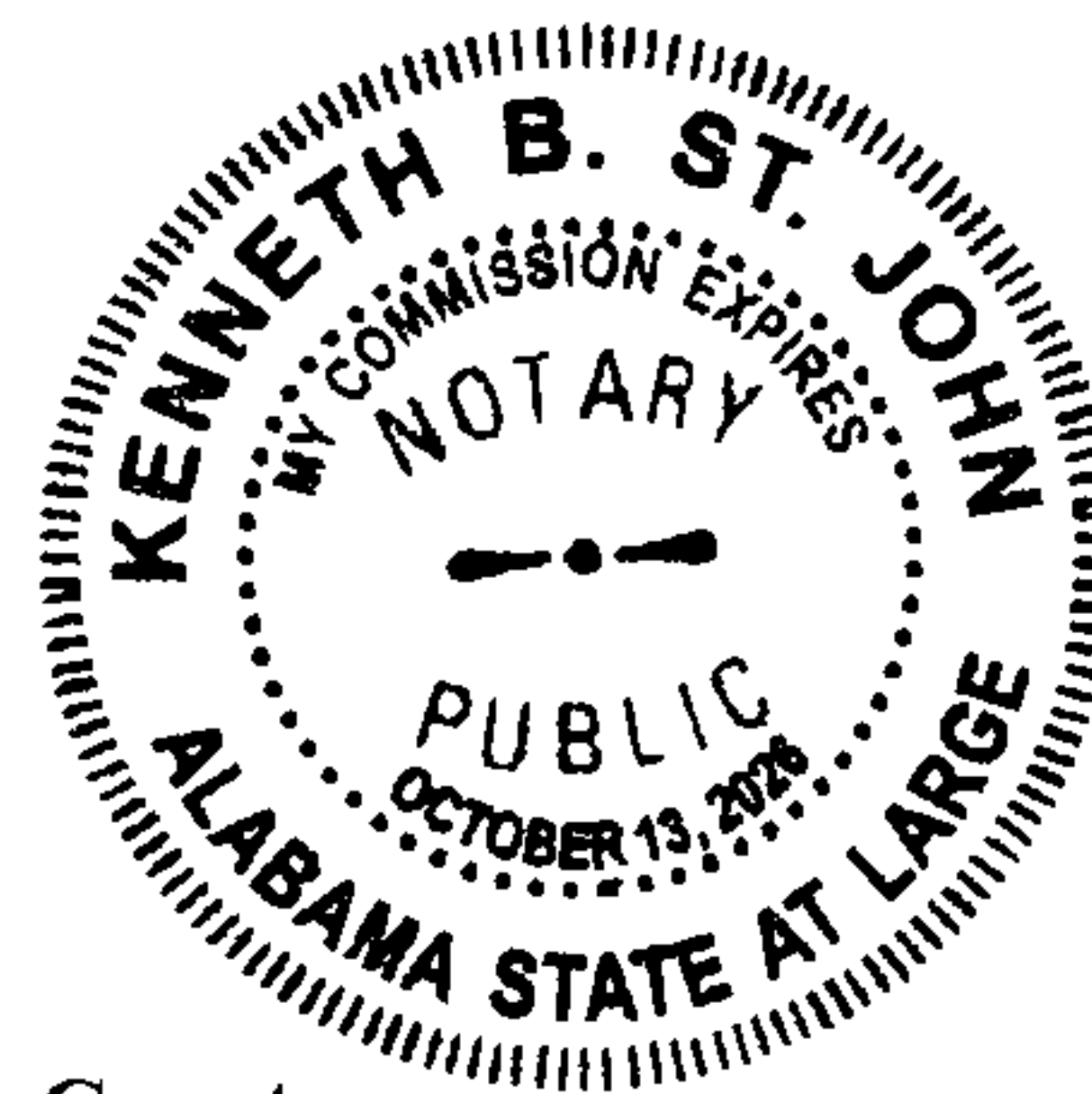
By: 
Robert Henry Chancey, Member/Manager

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Robert Henry Chancey, whose name as Member/Manager of J.R.C. Properties, L.L.C., an Alabama Limited Liability Company, is 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, he, as such Member/Manager and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and seal this 13th day of February, 2023.


Notary Public: **Kenneth B. St. John**
My Commission Expires: **10/13/2026**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/15/2023 08:47:13 AM
\$57.00 BRITTANI
20230215000040030

Allie S. Beal