

Send Tax Notice to:

Jose Luis Alvarez

PO Box 91

Saginaw, AL 35137

This Instrument Prepared By:

Sandy F. Johnson

3156 Pelham Parkway

Suite 2

Pelham, AL 35124

File: **PEL-23-6886**

STATE OF ALABAMA

COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIFTEEN THOUSAND AND 00/100 (\$15,000.00)** 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

**Emogene Argo Adams, an unmarried woman (herein referred to as "Grantor," whether one or more),** whose mailing address is

PO Box 813, Hartselle, AL 35640

by **Jose Luis Alvarez, (herein referred to as "Grantee"),** whose mailing address is

PO Box 91, Saginaw, AL 35137

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 **0 20th St., Calera, 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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**Reference is hereby made to that certain Power of Attorney for Emogene Argo Adams, recorded at Instrument No. 20160823000304290 in the Probate Records of Shelby County, Alabama.**

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 22<sup>nd</sup> day of February, 2023.

Stacy Wade Adams, P.O.A.  
Emogene Argo Adams by Stacy Wade Adams, Agent

State of Alabama  
County of Morgan

I, Karissa C. Brenner, a Notary Public, hereby certify that **Stacy Wade Adams**, whose name is signed as Agent for **Emogene Argo Adams** 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, he, in his capacity as such Agent, executed the same voluntarily on the day the same bears date.

Given under my hand this 22<sup>nd</sup> day of February, A. D. 2023.

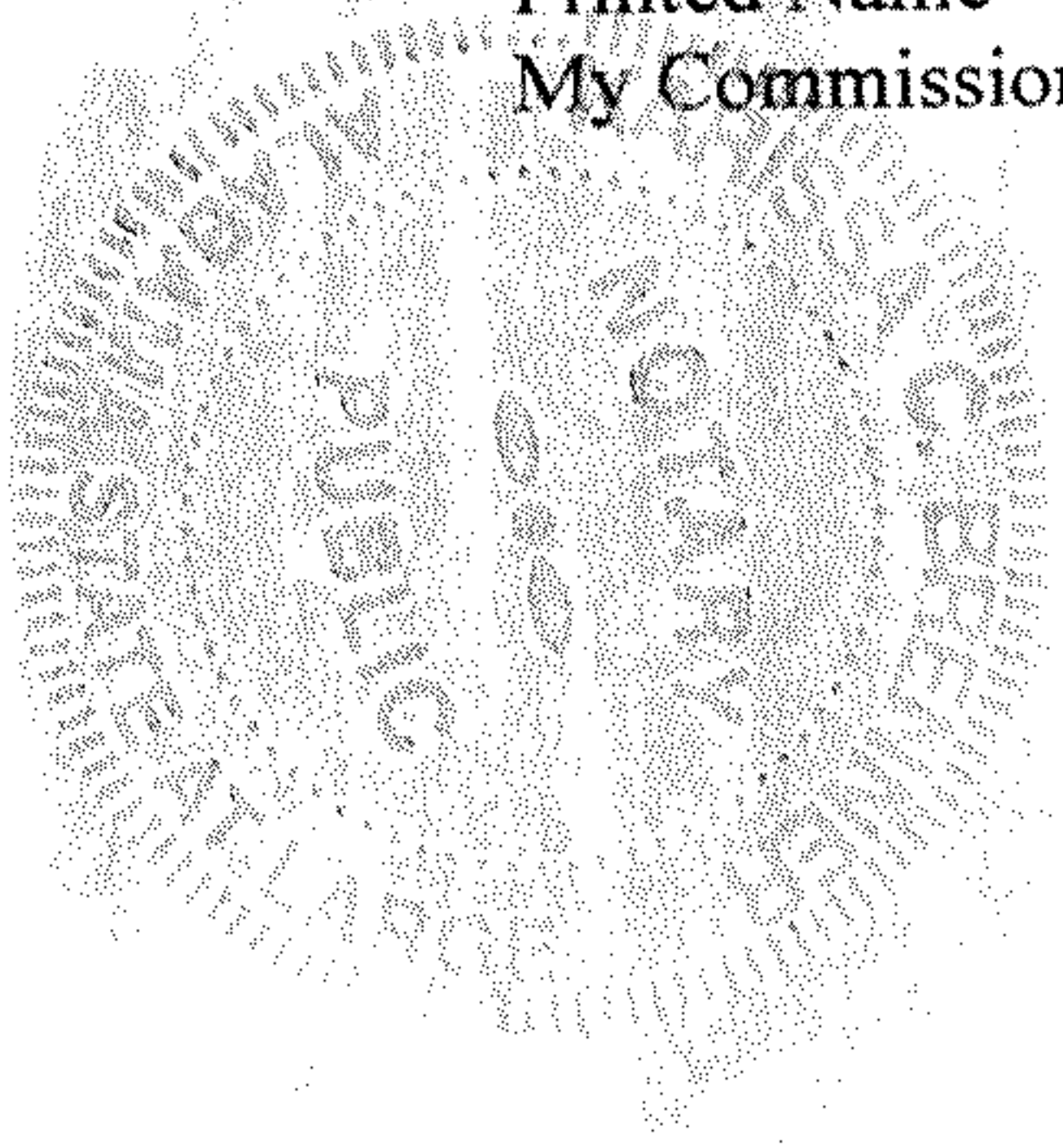
Karissa C. Brenner

Notary Public

Karissa C. Brenner

Printed Name

My Commission Expires: 2/8/26



20230301000056380 03/01/2023 02:01:22 PM DEEDS 3/3

**EXHIBIT A**

Property 1:  
Lot #9 and the North 25 Feet of Lot #10, Block 252, according to Dunstan's Survey of the Town of Calera,  
Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/01/2023 02:01:22 PM**  
**\$43.00 BRITTANI**  
**20230301000056380**

*Allen S. Bayl*