

Send Tax Notice to:  
Joel Quinonez and Salvador  
Quinonez  
257 Hwy 209  
Calera, AL 35040

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

File: **PEL-23-7535**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SIXTY THREE THOUSAND FIVE HUNDRED AND 00/100 (\$63,500.00)** 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 **Jeffery A. Marquess, a married man, and Gary J. Marquess, a married man (herein referred to as "Grantor," whether one or more)**, whose mailing address is

722 Hwy 63, Calera, AL 35040

by **Joel Quinonez and Salvador Quinonez (herein referred to as "Grantee," whether one or more)**, whose mailing address is

257 Hwy 209, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **938 14th Street, 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.

**The property herein conveyed does not constitute the homestead of the Grantor, nor that of their respective spouses, neither is it contiguous hereto.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 24 day of March, 2023.

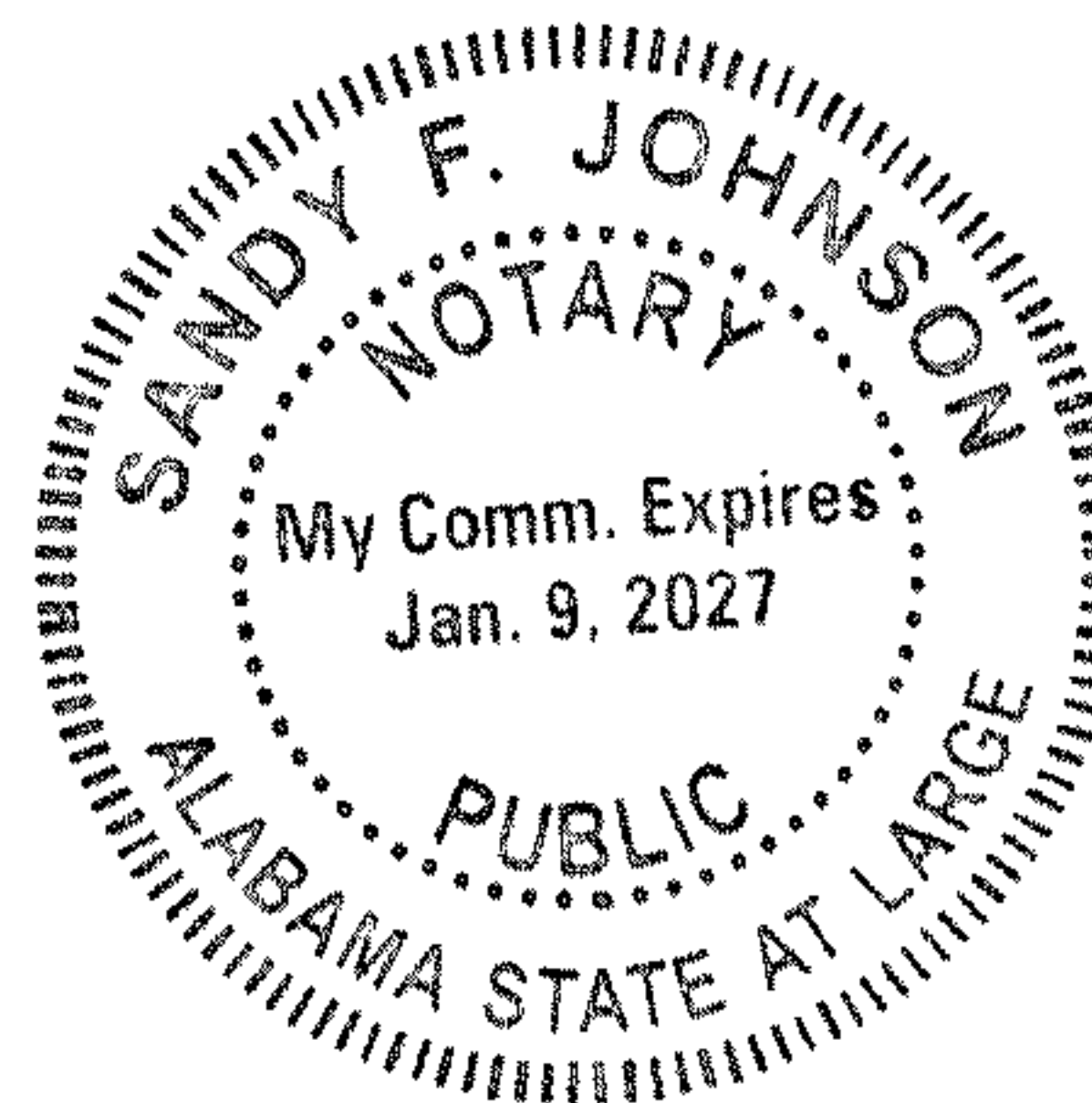
Jeffery A. Marquess  
Jeffery A. Marquess  
Gary J. Marquess  
Gary J. Marquess

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffery A. Marquess, Gary J. Marquess and 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 24 day of March, 2023.

Sandy F. Johnson  
Notary Public  
My Commission Expires: 01/09/2027



**EXHIBIT A**

Property 1:

All of Block "B" according to the Survey and Map by Russell R. Hetz of the Town of Calera, Alabama, as recorded in Book 3, Page 119, subject to any public highway easement.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/27/2023 09:41:01 AM**  
**\$91.50 JOANN**  
**20230327000083870**

*Allen S. Bayl*