



20230524000155150 1/2 \$26.00  
 Shelby Cnty Judge of Probate, AL  
 05/24/2023 10:55:02 AM FILED/CERT

**SEND TAX NOTICE TO:**

Jason A. Seales  
 44 Red Tip Lane  
 Helena, AL 35080

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 **TWO HUNDRED EIGHTEEN THOUSAND AND 00/100 (\$218,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gerardo Diaz, a married person**, whose address is 62 Red Tip Lane, Helena, AL 35080, (hereinafter "Grantor", whether one or more), by **Jason A. Seales**, whose address is 44 Red Tip Lane, Helena, AL 35080, (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 **Jason A. Seales**, the following described real estate situated in Shelby County, Alabama, the address of which is **44 Red Tip Lane, Helena, AL 35080 to-wit:**

**COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION 29.70 FT.; THENCE 90 DEGREES 02'30" LEFT AND RUN SOUTHERLY 174.08 FT. TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE 100°02'19" LEFT AND NORTHEASTERLY 108.54 FT.; THENCE 10 DEGREES 04'49" RIGHT AND EASTERLY 30.0 FT.; THENCE 91 DEGREES 17'30" RIGHT AND SOUTHERLY 70.00 FT. THENCE 59 DEGREEES 39'55" RIGHT AND SOUTHWESTERLY 128.41 FT. TO A POINT ON THE EAST LINE OF SAID SECTION 13 THENCE 59 DEGREES 39'55" LEFT AND SOUTHERLY ALONG SAID SECTION LINE 9.50 FT.; THENCE 88 DEGREES 42'30" RIGHT AND WESTERLY 10.17 FT.; THENCE 62 DEGREES 50' RIGHT AND NORTHWESTERLY 124.54 FT.; THENCE 7 DEGREES 11'54" RIGHT AND NORTHWESTERLY 18.40 FT.; THENCE 115 DEGREES 51'47" RIGHT AND 50.76 FT, TO THE POINT OF BEGINNNG. LESS ANY PART OF SAID LAND LYING IN THE PUBLIC ROAD.**


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.

**This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).**

Subject to a third-party mortgage in the amount of \$218,000.00 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.

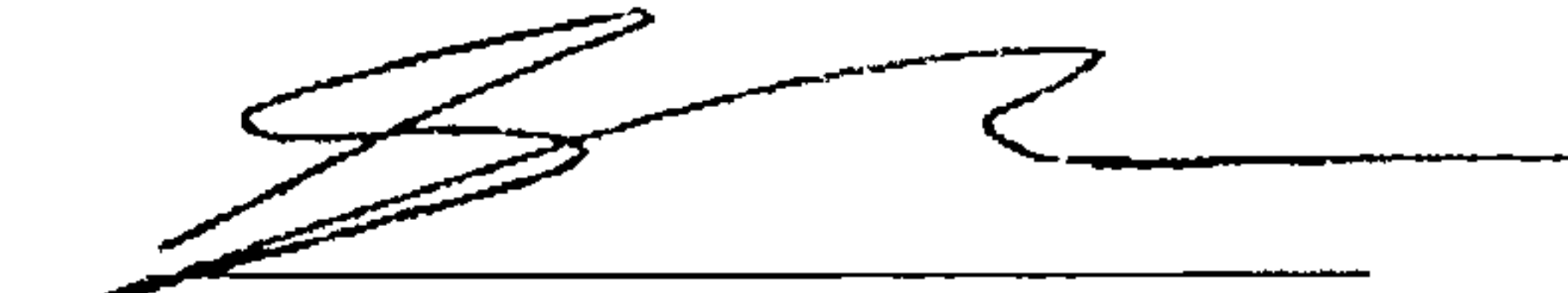
**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 24th day of May, 2023.

  
Gerardo Diaz

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Gerardo Diaz 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 24th day of May, 2023.

  
Notary Public  
My Commission Expires: 05-25-26

PATRICK SKYLER MURPHY  
Notary Public  
Alabama State at Large



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County



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*Allie S. Boyd*