

Send Tax Notice to:
Sebastian Juarez
1244 Simmsville Road, Lot #6
Alabaster, AL 35007

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-23-9441

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00) 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 **Patronus Properties 100 LLC, an Alabama Limited Liability Company (herein referred to as “Grantor,” whether one or more)**, whose mailing address is

1360 Royalty Drive, Alabaster, AL 35007

by **Sebastian Juarez (herein referred to as “Grantee”)**, whose mailing address is

1244 Simmsville Road, Lot #6, Alabaster, AL 35007

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 **100 Willow Point Lane, Alabaster, AL 35007**, 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.

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 19th day of May, 2023

Patronus Properties 100 LLC, an Alabama Limited Liability Company

By: Gabrielle M.S. Caucutt
Gabrielle Marie Caucutt, Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, Cassy L. Dailey, a Notary Public, in and for said County in said State, hereby certify that Gabrielle Marie Caucutt, Managing Member of Patronus Properties 100 LLC whose name as Managing Member of Patronus Properties 100 LLC, a AL 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 (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 19th day of May, 2023.

Cassy L. Dailey

Notary Public

My Commission Expires: 5-2-24

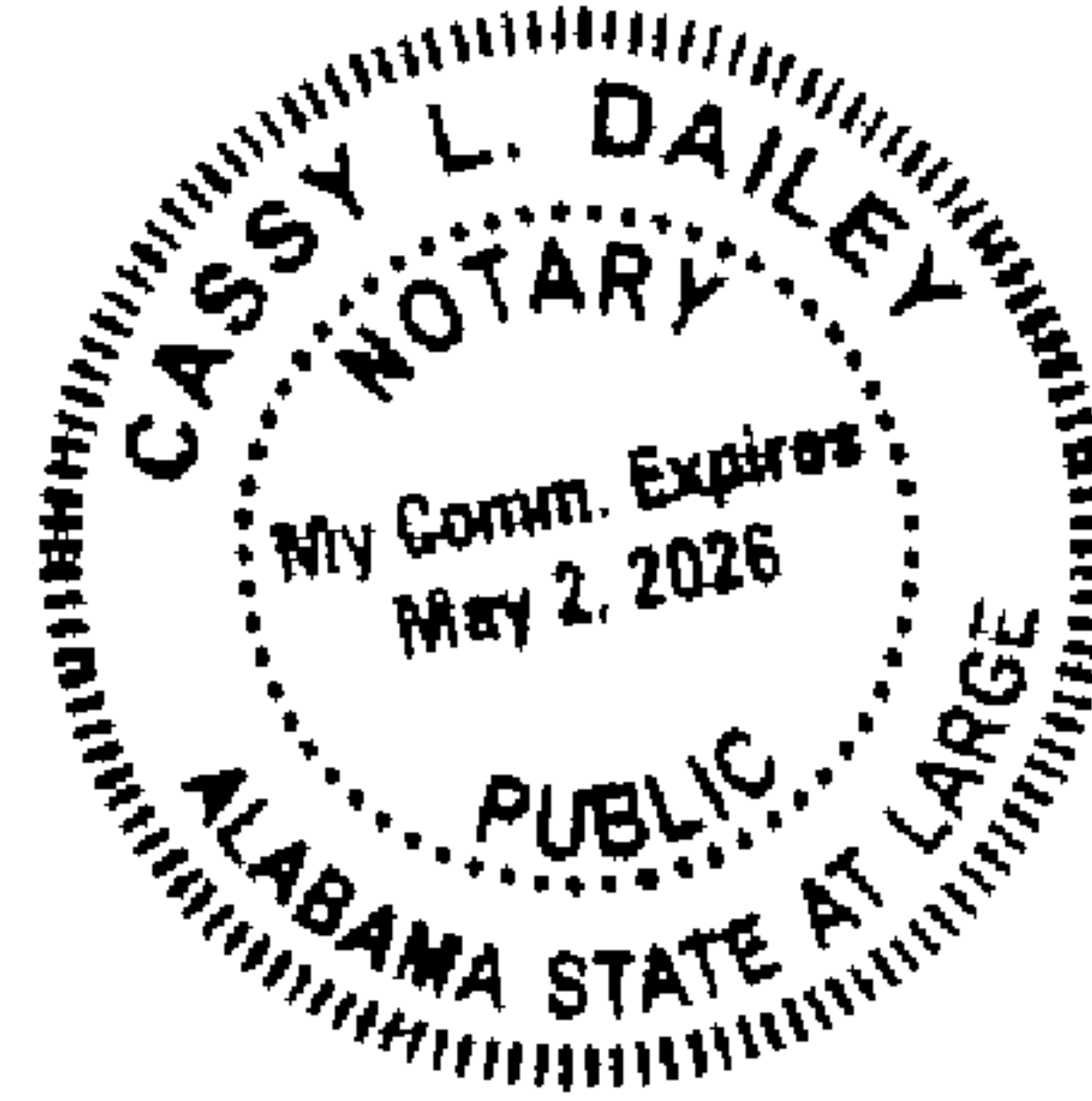


EXHIBIT A

Property 1:
Lot 1, according to the Survey of Willow Point, Phase I, as recorded in Map Book 21, Page 101, in the Probate
Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2023 08:25:50 AM
\$208.00 PAYGE
20230605000168330

Allen S. Bayl