

Send Tax Notice to:
Jenny G. Thrasher and Phillip A.
Thrasher, Jr.
1255 Clay Pit Rd.
Montevallo, AL 35115

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

File: **PEL-23-8926**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THIRTY ONE THOUSAND AND 00/100 (\$331,000.00) 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 **Jessy Yudith Leon Juarez and Jesus Alberto Garcia Villalvazo, wife and husband (herein referred to as "Grantor," whether one or more)**, whose mailing address is

589 Waterstone Drive, Montevallo, AL 35115

by **Jenny G. Thrasher and Phillip A. Thrasher, Jr. (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1255 Clay Pit Road, Montevallo, AL 35115

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 **1255 Clay Pit Road, Montevallo, AL 35115**, 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.

\$180,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

\$80,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

\$73,348.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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 29 day of June, 2023.

[Signature]
Jessy Yudith Leon Juarez
[Signature]
Jesus Alberto Garcia Villalvazo

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jessy Yudith Leon Juarez and Jesus Alberto Garcia Villalvazo 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 29 day of June, 2023.

[Signature]
Notary Public
My Commission Expires: 05/02/2028

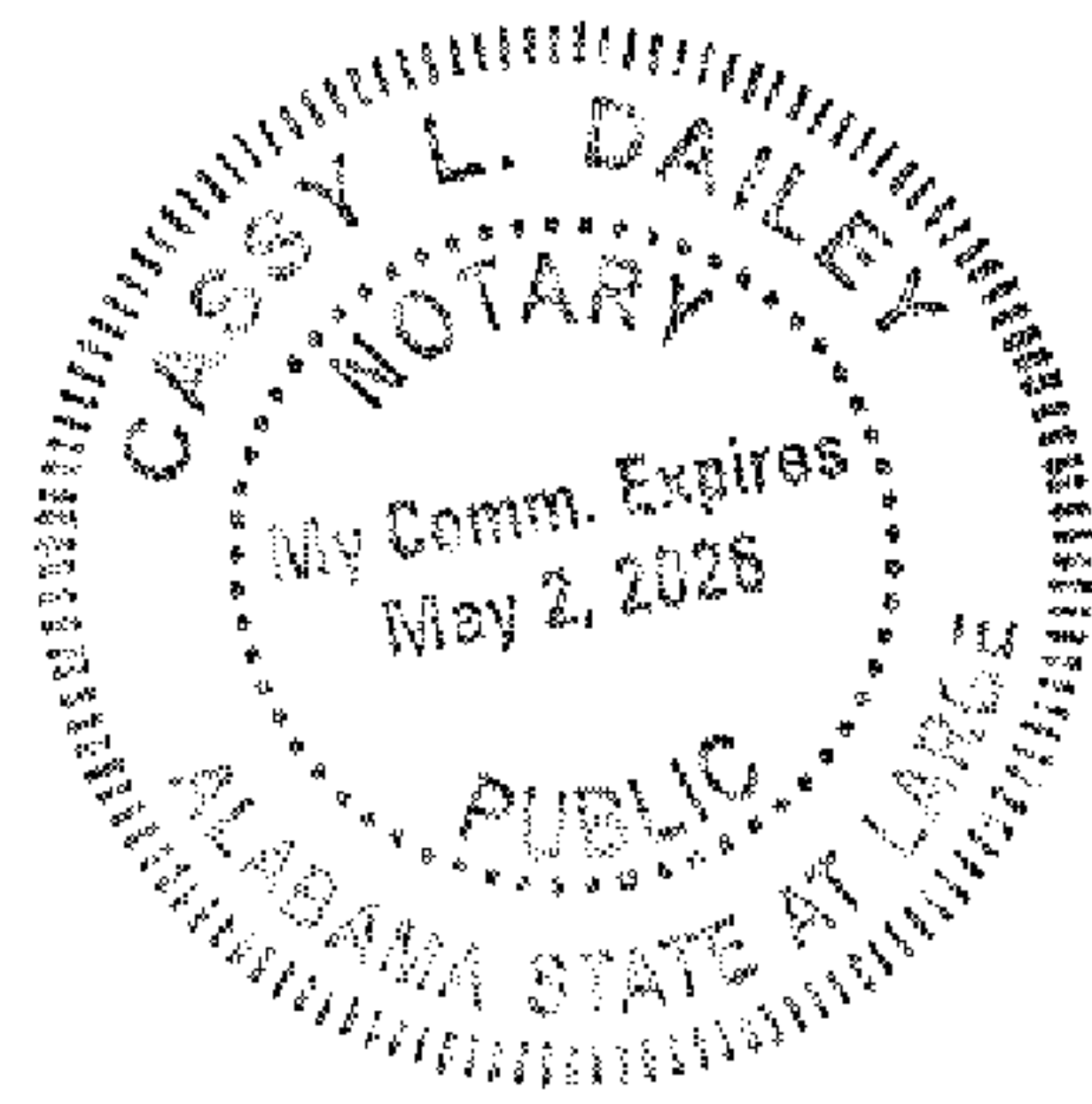


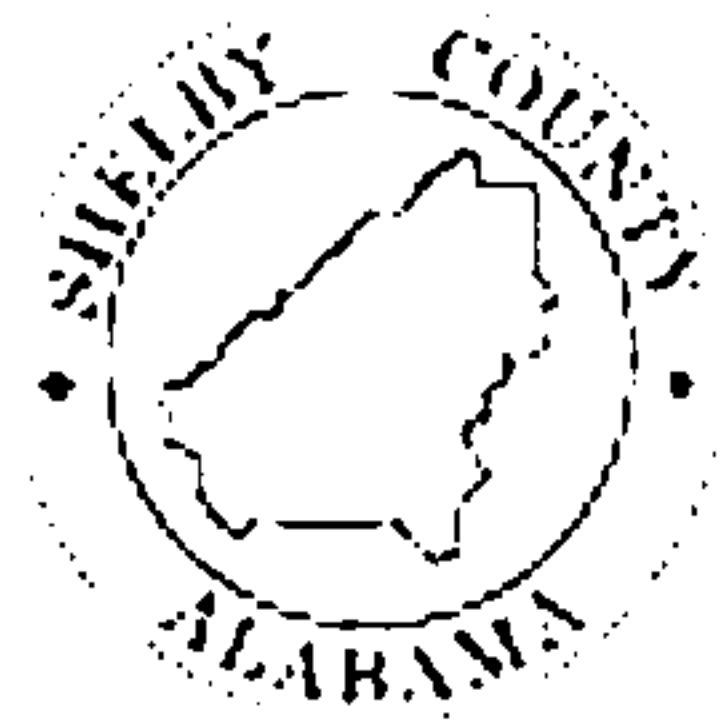
EXHIBIT A

Parcel I:

Lots 1, according to the Plat of Compton Family Acres as recorded in Map Book 55, Page 95 in the Probate Office of Shelby County, Alabama.

Parcel II:

Approximately 0.7 acres located in the SE 1/4 of the SW 1/4 of Section 11, Township 24N, Range 12E



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/07/2023 02:07:02 PM
\$29.00 JOANN
20230707000203270

Alle S. Bayl