

**THIS INSTRUMENT PREPARED BY:**

**J. Clay Maddox  
J. Clay Maddox, LLC  
ATTORNEYS AT LAW  
409 Lay Dam Road  
Clanton, AL 35045**

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**SEND TAX NOTICES TO:**

8197 Highway 155  
Montevallo, AL 35115

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

Shelby COUNTY )

WHEREAS, in consideration of the sum of Two Hundred Thirty Thousand and 00/100 (\$230,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Dora Pauline Clements Williams, a widow person; and Theresa Williams Baumann, a single person, in hand paid by the GRANTEE(S), Horacio Hernandez Morales and Carmela Garcia Hernandez, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

**LEGAL DESCRIPTION (AS-SURVEYED)**

A parcel of land located in Fractional Section 12, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows;

Beginning at o 1 1/2" open pipe marking the Northeast corner of Lot 1 of Drawhorn Family Subdivision as recorded in Mop Book 44, Page 78 of recorded in the Shelby County, Alabama Probate Office; thence S 25°41'08" W a distance of 464.23 feet to a 3/4" rebar; thence S 86°52'50" W o distance of 266.78 feet to a 1 • open pipe; thence S 01°02'36" E a distance of 249.42 feet to a 5/8" rebar; thence N 84°37'43" E a distance of 795.57 feet to a 5/8" rebar; thence N 27°16'21" W a distance of 264.34 feet to a 5/8" rebar; thence N

54 51'25" E a distance of 169.08 feet to a 5/8" rebar found on the Southwesterly right of way of Alabama Highway 155; thence N 50'44'20" W along said right of way a distance of 72.67 feet to a 6" concrete monument with brass disc; thence N 51'38'40" W along said right of way a distance of 120.54 feet 1 1/4" open pipe; thence N 51'37'21" W along said right of way a distance of 249.21 feet; to the Point of Beginning. Said parcel having an area of 295922.00 square feet, 6.793 acres; more or less.

Survey taken by John M. Perez on or about 7/20/2023.

Prior Deed Reference: Book 20211110000544150.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 27th day of July, 2023.

*Pauline C Williams*

Dora Pauline Clements Williams

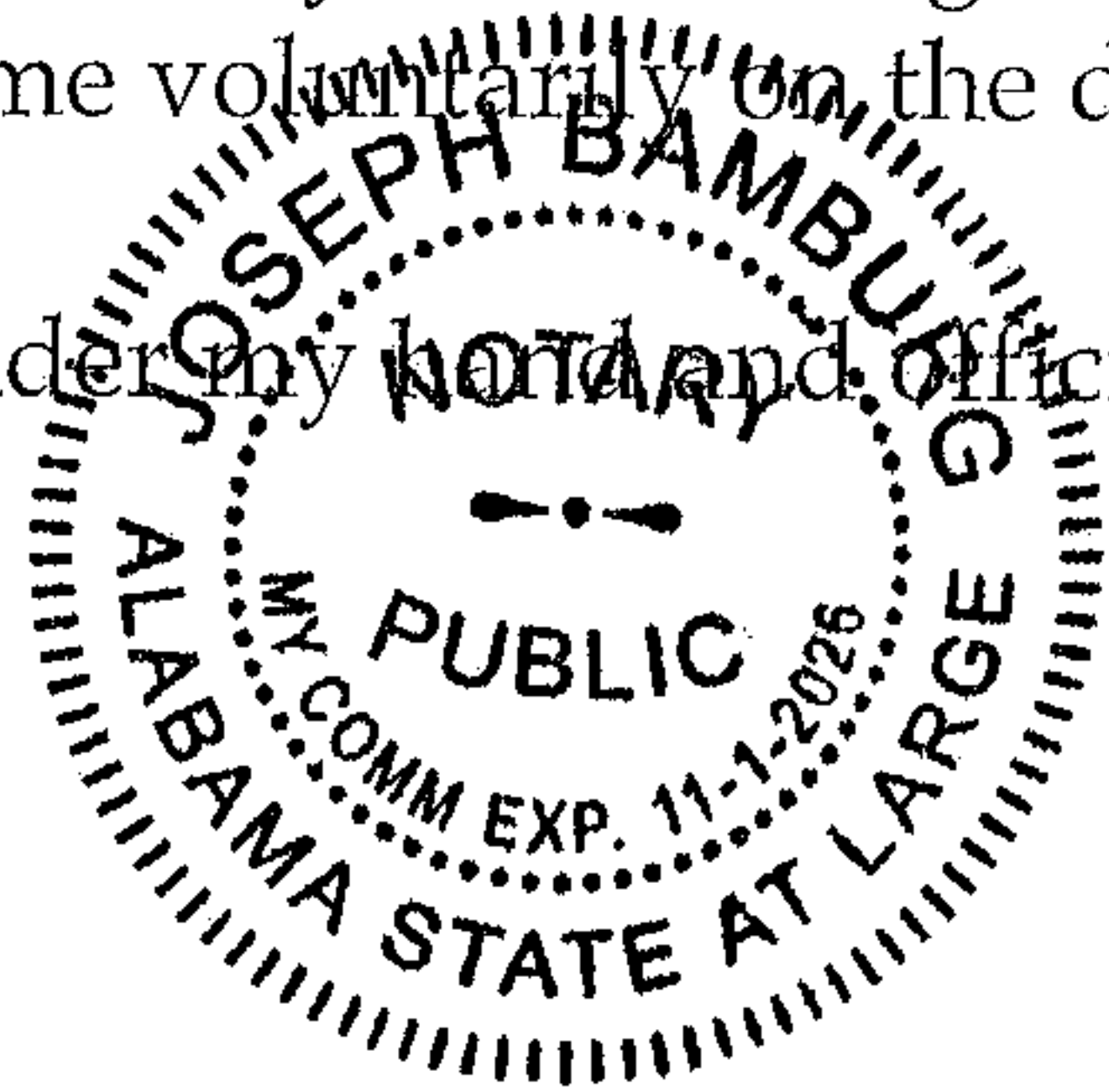
*Theresa Williams Baumann*

Theressa Williams Baumann

STATE OF Alabama )  
 )  
COUNTY OF Chilton )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Dora Pauline Clements Williams and Theresa Williams Baumann** is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my notary and official seal this 27th day of July, 2023.

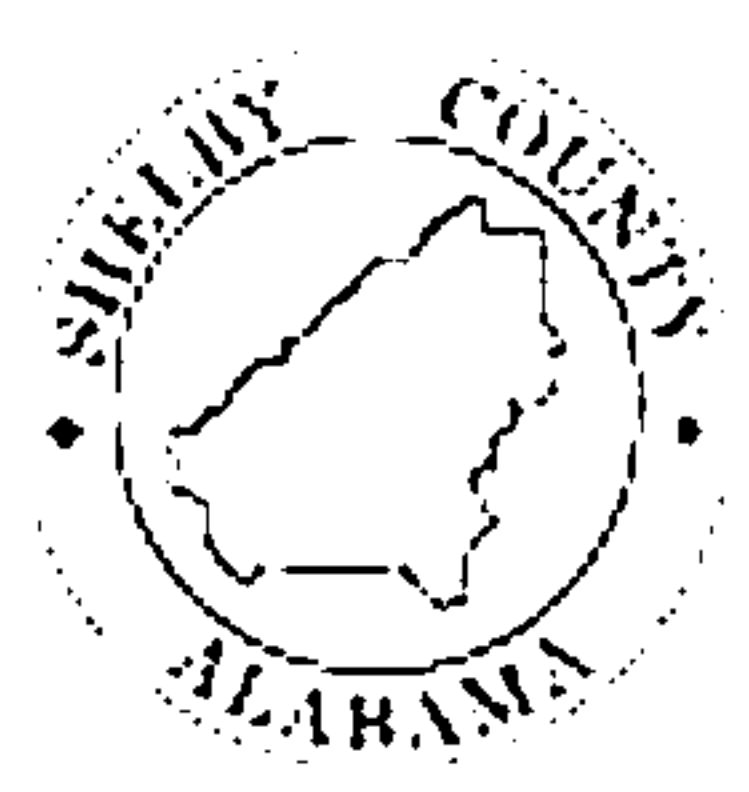


*[Signature]*  
NOTARY PUBLIC  
My Commission Expires: 11-1-26

Address of Grantee:  
8197 Hwy 155  
Montevallo, AL  
35115

Address of Grantor: 186 River Birch Rd  
Chelsea, AL 35043  
Property Address: 8197 Highway 155  
Montevallo, AL 35115

Real Value: \$230,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/28/2023 08:04:25 AM  
\$258.00 JOANN  
20230728000226210

*Allen S. Bayl*