

This instrument was prepared
without benefit of title search:

Thomas G. Owings
Owings Law Firm, LLC
1186 University Way, Suite D
Brent, AL 35034
(205)926-7790

Send Tax Notice To:

Santos Ernesto Lopez
55 University Park
Montevallo, AL 35115



20230804000235820 1/2 \$34.50
Shelby Cnty Judge of Probate, AL
08/04/2023 11:40:06 AM FILED/CERT

State of Alabama §

§

Shelby County §

Warranty Deed

Know All Men By These Presents:

That in consideration of Nine Thousand Five Hundred and NO/100 Dollars (\$9,500.00), and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **Manuel Antonio Abarca Hernandez, a single man, whose address is 2909 Active Road, Lawley, AL 36793** (herein referred to as the "Grantor", whether one or more), does grant, bargain, sell and convey unto **Santos Ernesto Lopez, whose address is 55 University Park, Montevallo, AL 35115**, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence South 89 degrees 55 minutes 00 seconds West, a distance of 315.95 feet; thence North 00 degrees 02 minutes 08 seconds East, a distance of 510.14 feet to the point of beginning; thence continue along the last described course, a distance of 294.44 feet to the Southerly right of way line of Shelby County Highway 10 (80-foot right of way), and the point of beginning of a non-tangent curve to the left, having a radius of 460.00 feet, a central angle of 06 degrees 05 minutes 30 seconds, and subtended by a chord which bears South 74 degrees 15 minutes 35 seconds West, and a chord distance of 48.88 feet; thence along the arc of said curve and said right of way line, a distance of 48.91 feet; thence South 70 degrees 08 minutes 52 seconds West and along said right of way line, a distance of 56.35 feet; thence South 00 degrees 07 minutes 46 seconds East and leaving said right of way line, a distance of 295.86 feet; thence North 69 degrees 02 minutes 04 seconds East, a distance of 65.33 feet; thence North 74 degrees 42 minutes 19 seconds East, a distance of 39.60 feet to the point of beginning.

SOURCE OF TITLE: Instrument # 20211006000487340

Grantor certifies that the property herein being conveyed is not Grantor's homestead.

PROPERTY ADDRESS:

N/A – Vacant Rural
Montevallo, Shelby County, AL

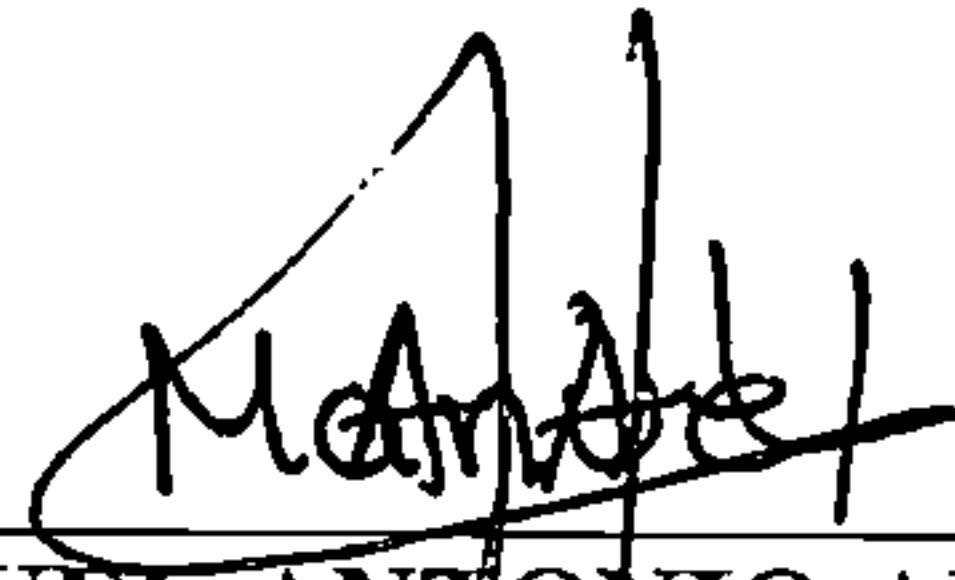
This conveyance is made subject to all restrictions, easements, reservations, statutory redemptive rights, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever.

as well in law as in equity, of the said Grantors, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD to the said Grantee, absolutely in fee simple.

And I do for myself and for my heirs, executors, assigns, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31st day of July, 2023.



MANUEL ANTONIO ABARCA HERNANDEZ (Seal)

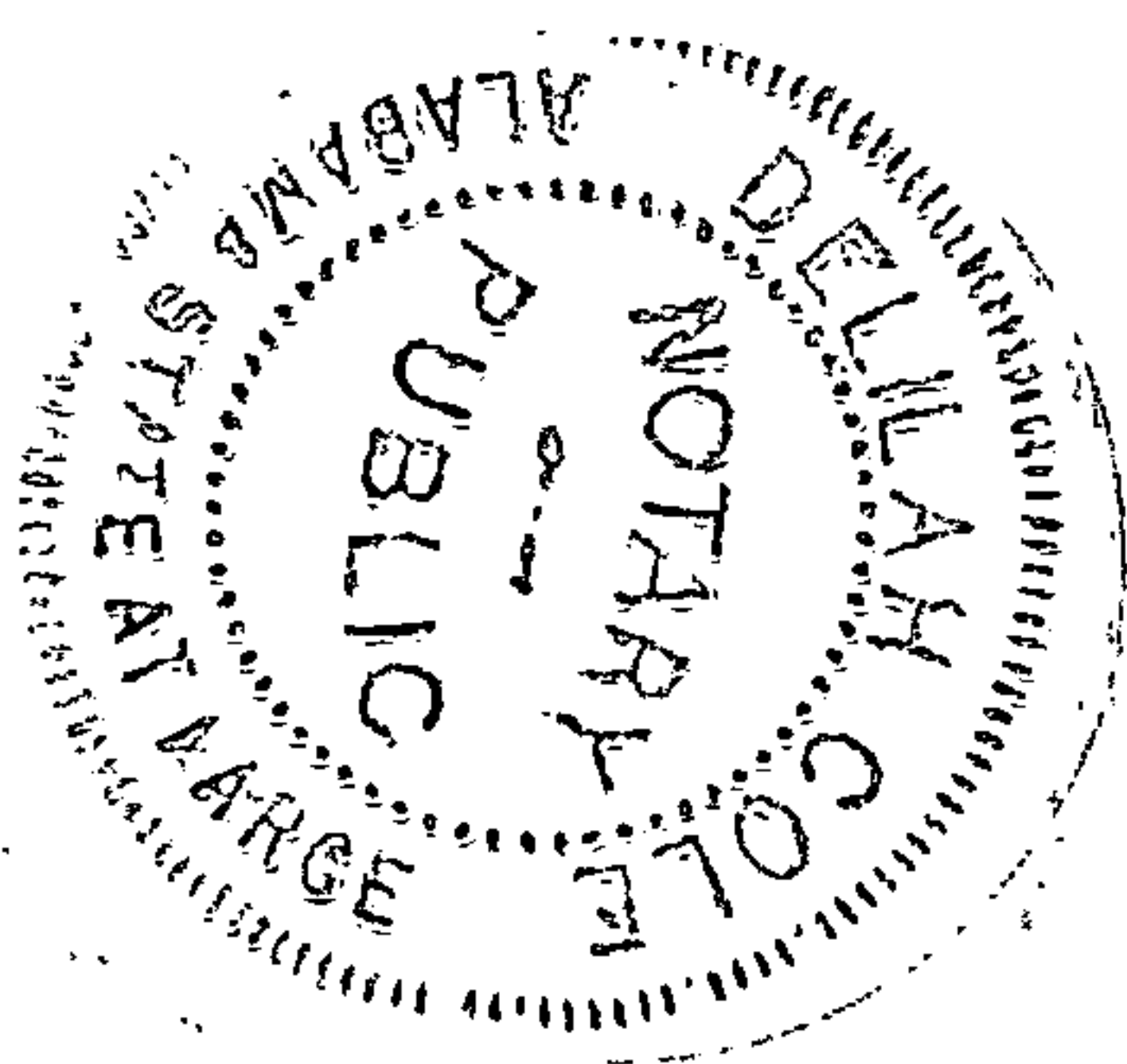
STATE OF ALABAMA §
COUNTY OF Bibb §

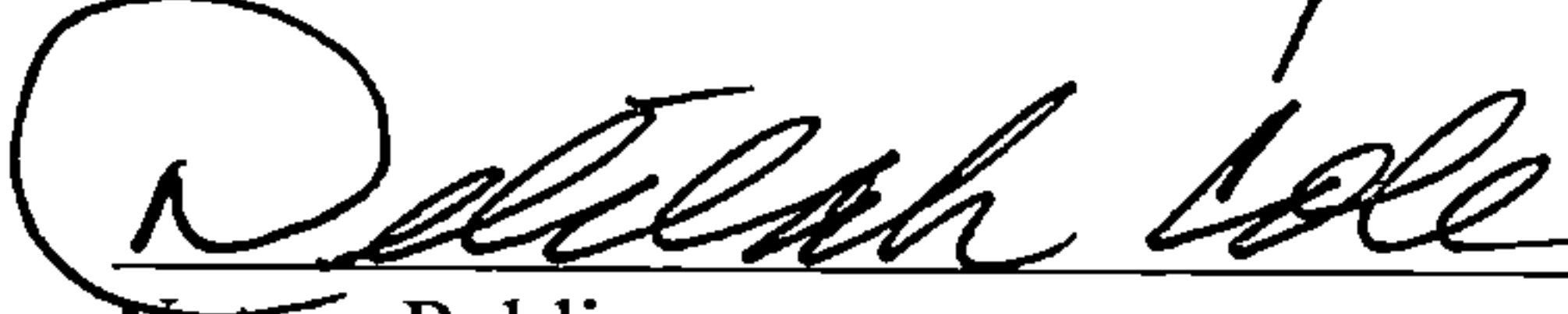
GENERAL ACKNOWLEDGMENT


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The undersigned, a Notary Public in and for said County, in said State, hereby certify that Manuel Antonio Abarca Hernandez, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed same voluntarily as his own act on the day the same bears date.

Given under my hand and official seal this this 31st day of July, 2023.





Notary Public
My Commission Expires: 1/19/2027

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR SURVEY AND WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTOR AND/OR GRANTEE. THERE IS NO GUARANTEE NOR WARRANTY FOR THE COMPLETENESS OR ACCURACY OF THE DESCRIPTION.