

PREPARED BY:

Mr. Roy Alfonso Arceo
205 Stone Cir
Pelham, Alabama 35124

Shelby County, AL 08/08/2023
State of Alabama
Deed Tax: \$405.00

AFTER RECORDING RETURN TO:

Mr. Alfonso Arceo-Esquivel
748 Old Highway 31
Alabaster, Alabama 35007

PARCEL ID #:
231120000018.000



20230808000238760 1/2 \$430.00
Shelby Cnty Judge of Probate, AL
08/08/2023 12:04:22 PM FILED/CERT

GENERAL WARRANTY DEED

THIS DEED, dated 08/07/2023, is made by and between Mr. Roy Alfonso Arceo, the "Grantor," located at 205 Stone Cir, Pelham, Alabama 35124 in the County of Shelby, and Mr. Alfonso Arceo-Esquivel, the "Grantee," whose legal address is 748 Old Highway 31, Alabaster Alabama 35007, located in the County of Shelby.

WITNESS, that the Grantor, for and in consideration for the total sum of **405,000** DOLLARS, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs, and assigns forever, all the real property, together with any improvements thereon, located in Shelby County and in the State of Alabama, herein described as follows:

Full legal description: A tract of land in the N 1/2 of the NW 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows; Commence at the Northwest corner of said Section 12; thence run East along the North line of said section 805.70 feet, more or less, to the west right of way line of Old U.S. Highway #31; thence run South along said West right of way line a distance of 675 feet to the point of beginning; thence continue along said right of way line a distance of 465 feet to a point; said point being the Northeast corner of N.L. Williams lot; thence run in a southwesterly direction along said N.L. Williams lot a distance of 420 feet to the East right of way line of L&N Railroad; thence in a Northwest direction on said right of way 275 feet to a point; said point being the Southwest corner of Frank Alexander's lot; thence In a northeasterly direction along the South line of said Alexander lot a distance of 220 feet to the point of beginning.

ALSO, known by the street address of 748 Old Highway 31, Alabaster, Alabama 35007 and assessor's schedule or parcel number 231120000018.000.

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights of way, conditions, restrictions, obligations, and liabilities as may appear of record, if any.

HEREBY releasing and waiving all rights under and by virtue of the laws of the State of Alabama

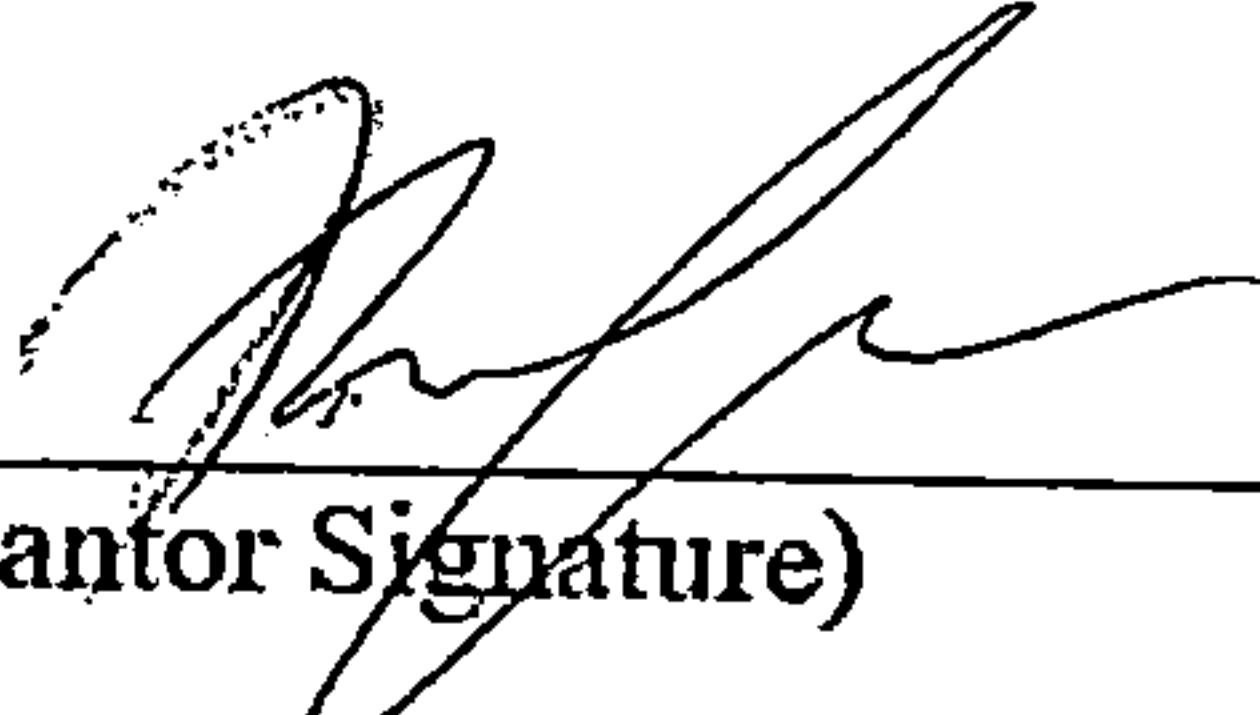
TO HAVE AND TO HOLD the said premises for the aforesaid tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or anywise appertaining, to the only proper use, and benefit of the said GRANTEE, forever, in fee simple.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

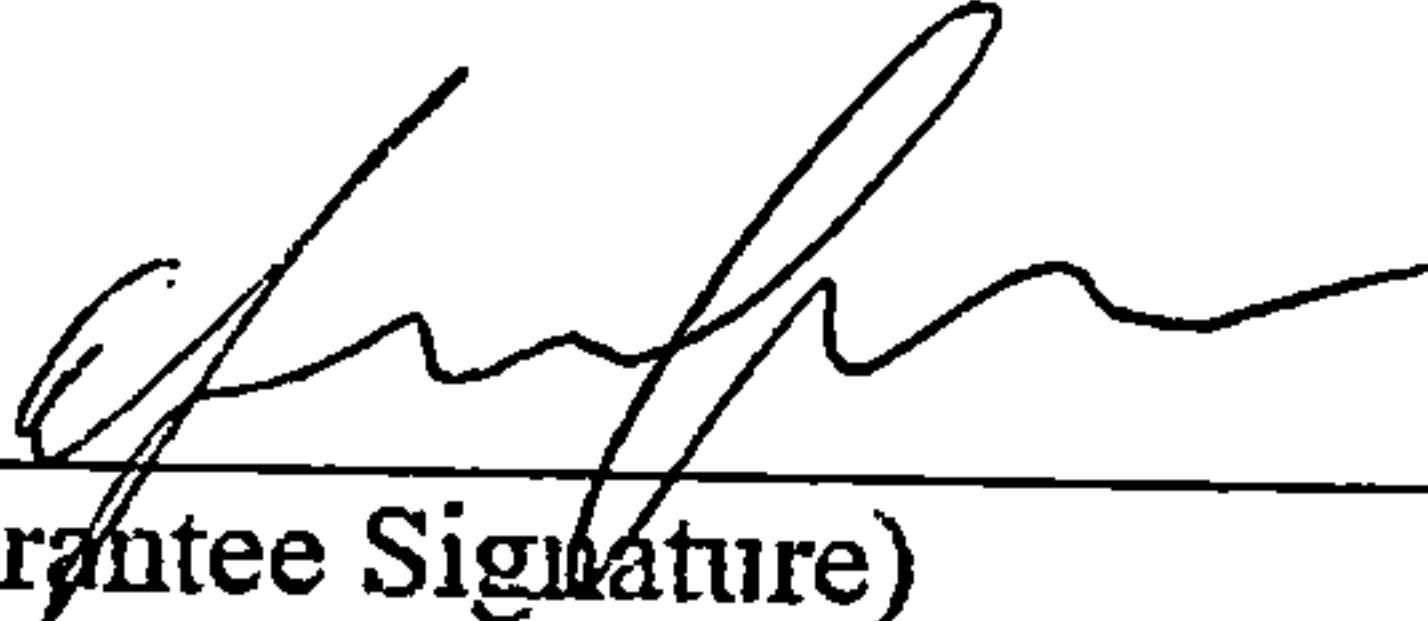
IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

GRANTOR

GRANTEE



(Grantor Signature)



(Grantee Signature)

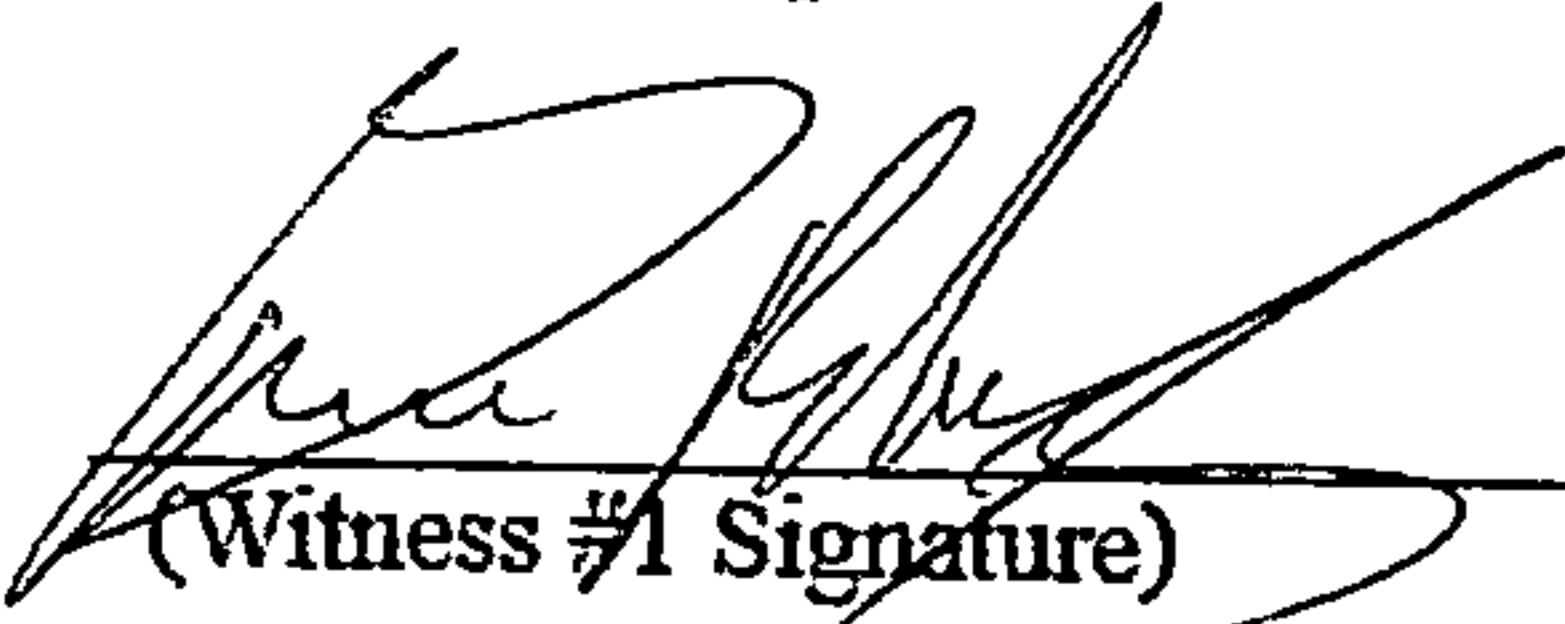
205 Stone Cir
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Alabaster, Alabama 35007

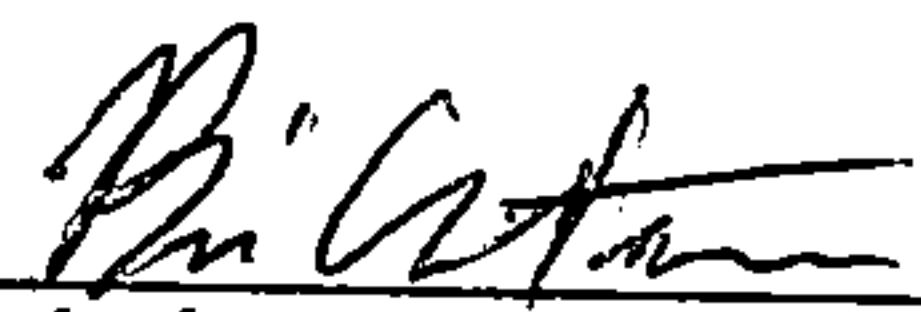


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Signed in our presence:




(Witness #1 Signature)



(Witness #2 Signature)



(Witness #1)



(Witness #2)


State of Alabama

SS.

County of Shelby

The foregoing instrument was acknowledged before me on 08/08/2023, by Mr. Roy Alfonso Arceo, the "Grantor" personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal.



(Notary Public Signature)

Notary Commission Expires:

05/25/2027

