

SEND TAX NOTICE TO:

Tracy Lee Torres and Rafael Torres
323 Chelsea Road
Columbiana, AL 35051

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **David Lane Finley, an unmarried man**, whose address is 415 Springs Crossings, Columbiana, AL 35051 (hereinafter "Grantor", whether one or more), by **Tracy Lee Torres and Rafael Torres**, whose address is 323 Chelsea Road, Columbiana, AL 35051 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Tracy Lee Torres and Rafael Torres, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 323 Chelsea Road, Columbiana, AL 35051 to-wit:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF NE 1/4, SECTION 23, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY OF SAID SE 1/4 OF NE 1/4 A DISTANCE OF 414.73 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND RUN WESTERLY A DISTANCE OF 765.03 FEET TO A POINT ON THE WEST 40-FOOT RIGHT OF WAY LINE OF COUNTY HIGHWAY 47 AND THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 65 DEGREES 21 MINUTES 33 SECONDS TO THE RIGHT AND RUN ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 120.95 FEET TO A POINT; THENCE TURN AN ANGLE OF 82 DEGREES 50 MINUTES 21 SECONDS TO THE LEFT AND LEAVING SAID RIGHT OF WAY LINE RUN A DISTANCE OF 403.75 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND RUN A DISTANCE OF 120.0 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND RUN A DISTANCE OF 418.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND IS LYING IN THE SE 1/4 OF NE 1/4, SECTION 23, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

David Lane Finley is the surviving grantee of that certain deed dated January 24, 1986 and recorded on January 28, 1986 in Book 058 Page 985, in the Probate Office of Shelby County, Alabama; the other grantee, Sheila R. Finley, having died on or about the 11th day of February, 2023.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$235,653.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

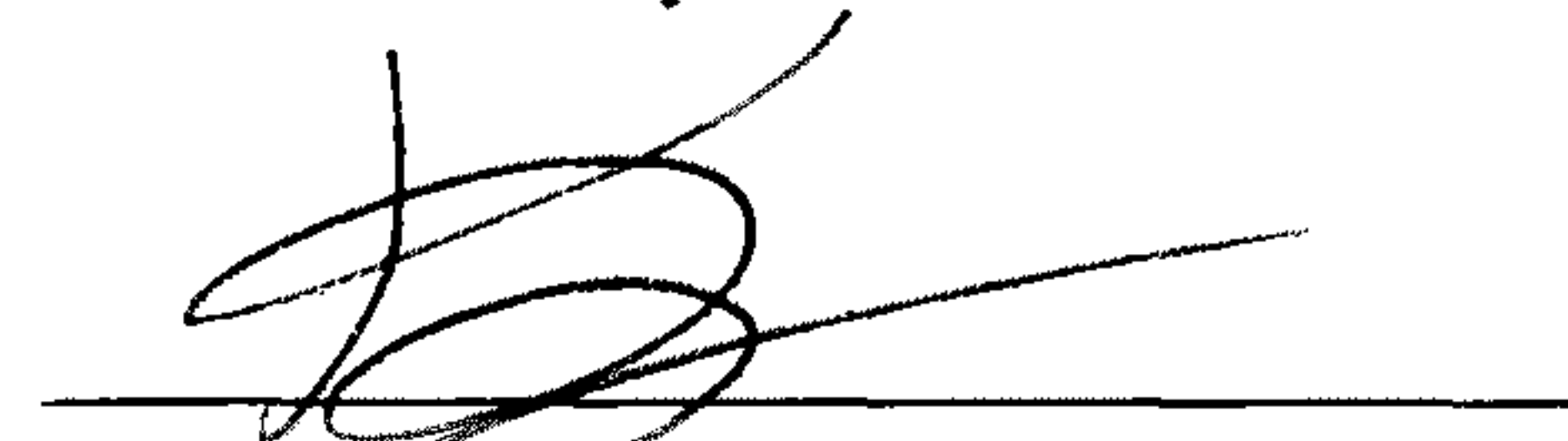
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of August, 2023.


David Lane Finley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **David Lane Finley** whose name is 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, he executed the same voluntarily on the day the same bears date.

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


Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026

