



20230913000275520 1/4 \$211.00  
Shelby Cnty Judge of Probate, AL  
09/13/2023 08:10:54 AM FILED/CERT

Send Tax Notice to:  
Charles Ethan Franklin and Madison  
Leanne Pate  
11573 Cedar Glades Dr.  
Vance, AL 35490

This Instrument Prepared By:  
**Cassy Dailey**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-23-11917

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED SEVENTY NINE THOUSAND AND 00/100 (\$179,000.00)** 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 **Eugenio Gualdron, Also Known As Eugenio Gualdron Calderon, and Diana C. Gualdron, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is  
249 Park Crest Run, Chelsea, AL 35043

by **Charles Ethan Franklin and Madison Leanne Pate (herein referred to as "Grantee," whether one or more)**, whose mailing address is  
11573 Cedar Glades Drive, Vance, AL 35490

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 **6021 Joinertown Road, Columbiana, AL 35051, 6025 Joinertown Road, Columbiana, AL 35051** 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.

**\$152,150.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**


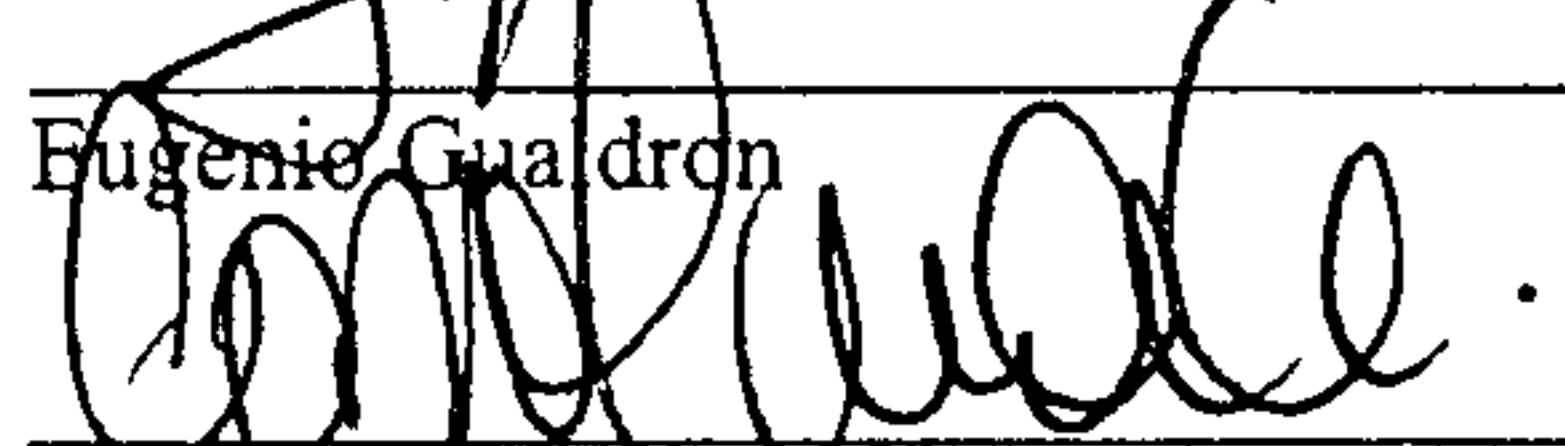
TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

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.



20230913000275520 2/4 \$211.00  
Shelby Cnty Judge of Probate, AL  
09/13/2023 08:10:54 AM FILED/CERT

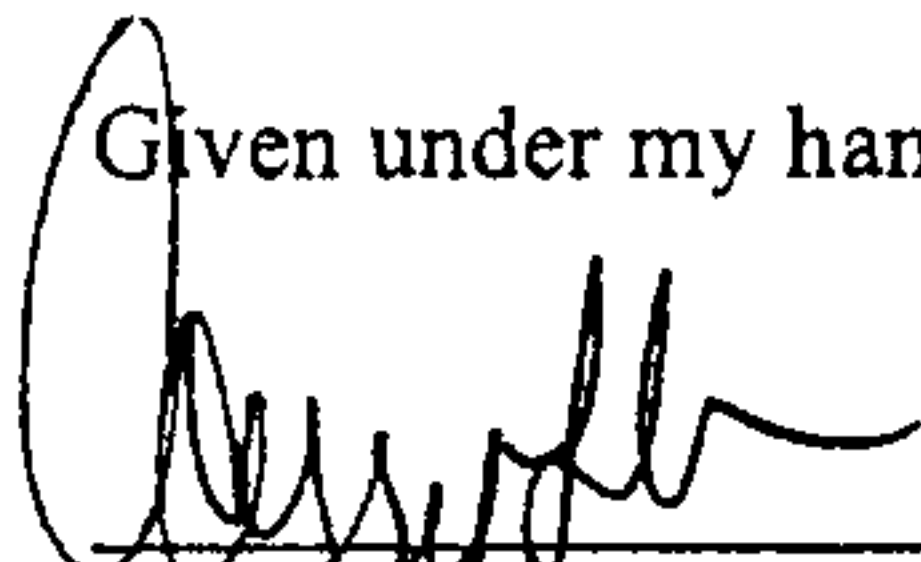
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 11 day of September 2023.

  
Eugenio Gualdron  
  
Diana C. Gualdron

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Eugenio Gualdron and Diana C. Gualdron 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 11 day of September, 2023.

  
Notary Public  
My Commission Expires: 05/02/2026





20230913000275520 3/4 \$211.00  
Shelby Cnty Judge of Probate, AL  
09/13/2023 08:10:54 AM FILED/CERT

## EXHIBIT A

### PARCEL NO. 1:

Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 03' 03" West along the South boundary of said Section 1 for a distance of 220.26 feet to a rebar in place; thence proceed North 89° 03' 03" West along the South boundary of said Section 1 for a distance of 220.26 feet to a ½" rebar in place, said point being the point of beginning. From this beginning point continue North 89° 03' 03" West along the South boundary of said Section 1 for a distance of 220.26 feet to a 4" x 4" concrete monument in place; thence proceed North 00° 39' 57" West for a distance of 1225.41 feet (set ½" rebar CA-0114-LS); said point being located on the Southerly right-of-way of Joiner Town Road; thence proceed Southeasterly along the Southerly right-of-way of said road and along the curvature of a concave curve right having an arc length of 227.01 feet and a radius of 400.61 feet for a chord bearing and distance of North 78° 49' 46" East, 223.99 feet (set ½" rebar CA-0114-LS); thence proceed South 00° 39' 47" East for a distance of 1272.46 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama.

### PARCEL NO. 1A:

Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 03' 03" West along the South boundary of said Section 1 for a distance of 220.26 feet to a ½" rebar in place; thence proceed North 89° 03' 03" West along the South boundary of said Section 1 for a distance of 220.26 feet to a ½" rebar in place; thence proceed North 89° 03' 03" West along the South boundary of said Section 1 for a distance of 220.26 feet to a 4" x 4" concrete monument in place; thence proceed North 00° 39' 57" West for a distance of 1225.41 feet (set ½" rebar CA-0114-LS); said point being located on the Southerly right-of-way of Joiner Town Road; thence proceed North 00° 39' 57" West for a distance of 66.11 feet (set ½" rebar CA-0114-LS) to a point on the Northerly right-of-way of said Joiner Town Road, said point being the point of beginning. From this beginning point proceed North 00° 39' 57" West for a distance of 38.74 feet to a 3/8" rebar in place; thence proceed South 89° 04' 21" East for a distance of 139.02 feet (set ½" rebar CA-0114-LS) being located on the Northerly right-of-way of said road and along being located on the curvature of a concave left having an arc length of 143.86 feet and a radius of 460.61 feet; thence proceed Southwesterly along the Northerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 75° 14' 42" West, 143.27 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama.

### PARCEL NO. 2:

Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 03' 03" West along the South boundary of said Section 1 for a distance of 220.26 feet to a ½" rebar in place, said point being the point of beginning. From this beginning point continue North 89° 03' 03" West along the South boundary of said Section 1 for a distance of 220.26 feet to a ½" rebar in place; thence proceed North 00° 39' 47" West for a distance of 1272.46 feet (set ½" rebar CA-0114-LS), said point being located on the Southerly right-of-way of Joiner Town Road; thence proceed Southeasterly along the Southerly right-of-way of said road and along the curvature of a concave curve right having an arc length of 30.61 feet and a radius of 400.61 feet for a chord bearing and distance of South 82° 44' 53" East, 30.60 feet; thence proceed South 80° 33' 34" East along the Southerly right-of-way of said road for a distance of 118.03 feet to the P. C. of a concave curve left having an arc length of 74.44 feet and a radius of 964.86 feet; thence proceed Southeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 82° 46' 11" East, 74.42 feet (set ½" rebar CA-0114-LS); thence proceed South 00° 39' 38" East for a distance of 1243.51 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama.

**PARCEL NO. 2A:**

Commence at a concrete monument in place being the Southeast corner of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed North 89° 03' 03" West along the South boundary of said Section 1 for a distance of 220.26 feet to a ½" rebar in place; thence proceed North 00° 39' 38" West for a distance of 1243.51 feet (set ½" rebar CA-0114-LS), said point being located on the Southerly right-of-way of Joiner Town Road; thence proceed North 00° 39' 38" West for a distance of 60.32 feet (set ½" rebar CA-0114-LS) to a point on the Northerly right-of-way of said Joiner Town Road, said point being the point of beginning. From this beginning point proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of a concave curve right having an arc length of 63.84 feet and a radius of 904.86 feet for a chord bearing and distance of North 82° 34' 50" West, 63.83 feet; thence proceed North 80° 33' 34" West along the Northerly right-of-way of said road for a distance of 118.03 feet to the P. C. of a concave curve left having an arc length of 14.29 feet and a radius of 460.61 feet; thence proceed for a chord bearing and distance of North 81° 26' 54" West, 14.29 feet (set ½" rebar CA-0114-LS); thence proceed South 89° 04' 21" East for a distance of 193.58 feet to a ½" rebar in place; thence proceed South 00° 39' 38" East for a distance of 26.60 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL



20230913000275520 4/4 \$211.00  
Shelby Cnty Judge of Probate, AL  
09/13/2023 08:10:54 AM FILED/CERT

*Allen S. Bayl*

Shelby County, AL 09/13/2023  
State of Alabama  
Deed Tax: \$179.00