

Send Tax Notice to:

Daniel F. Vieyra

977 Co Rd 425

Clanton, AL 35045

This Instrument Prepared By:

Sandy F. Johnson

3156 Pelham Parkway

Suite 2

Pelham, AL 35124

File: **PEL-23-11557**

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$229,900.00)** 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 **Geraldine Hicks, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

3524 Fox Hollow Ln., Hoover, AL 35226

by **Daniel F. Vieyra, (herein referred to as "Grantee")**, whose mailing address is

977 County Rd 425, Clanton, AL 35045

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **112 Pamela Dr, Calera, AL 35040**, 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.

\$234,842.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Geraldine Hicks is the surviving grantee of that certain deed filed at Instrument No. 20090529000203890. The other grantee, Don Hicks, AKA Don Ed Hicks, is deceased, having died on or about July 24, 2018.

TO HAVE AND TO HOLD to said Grantee, 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, 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, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 08 day of September, 2023

Geraldine Hicks by Larry A. Hicks, her Agent
Geraldine Hicks by Larry A. Hicks, her Agent

State of Alabama
County of Shelby

I, Sandy F. Johnson, a Notary Public, hereby certify that **Larry A. Hicks**, whose name is signed as Agent for **Geraldine Hicks** 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, she/he, in his/her capacity as such Agent executed the same voluntarily on the day the same bears date.

Given under my hand this 08 day of September, A. D. 2023.

Sandy F. Johnson
Notary Public

Sandy F. Johnson
Printed Name

My Commission Expires: 01/09/2027

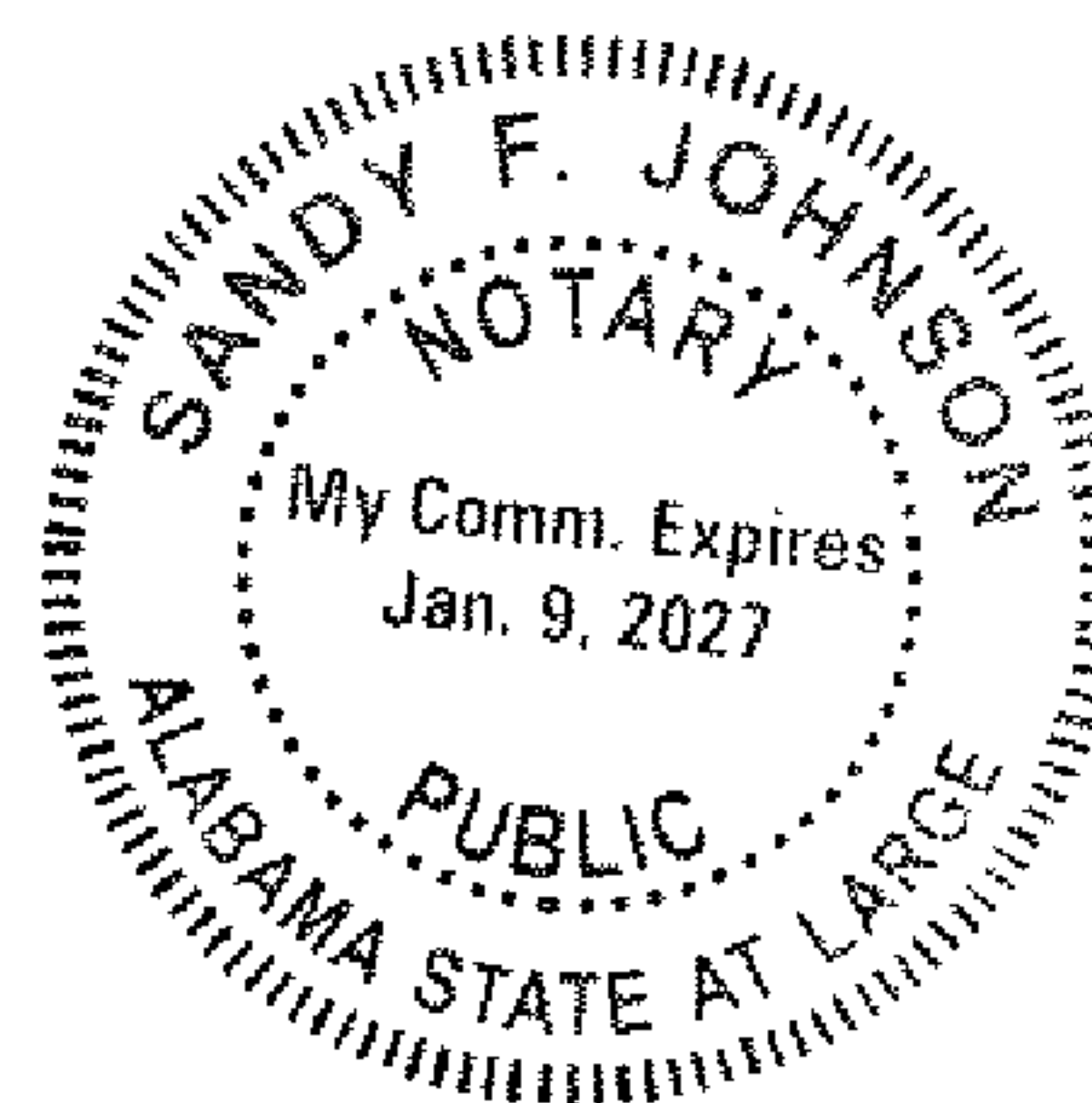


EXHIBIT A

Property 1:

Lot 42 and that portion of Lot 39, described as the South 40 feet of Lot 39, further described as follows:
Commence at the point of beginning which is the Southwest corner of Lot 39, run thence North for a distance of 40 feet to a point; turn thence East for an angle of 90 degrees 14 minutes and run thence East for a distance of 154.20 feet to a point; turn thence South for an angle of 90 degrees, run thence South for a distance of 40 feet to a point; turn thence West for an angle of 90 degrees 02 minutes run thence West for a distance of 154.55 feet to the point of beginning. This property being in Allendale Subdivision, according to Map of said Subdivision, which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 78.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2023 12:40:54 PM
\$29.00 BRITTANI
20230913000276220

General Warranty Deed – POA (AL)

Allen S. Bayl