

Send Tax Notice to:
Israel C. Rangel
2709 Oakleaf Circle
Helena, AL 35022

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

File: **PEL-23-10639**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00) 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 **Gold Standard Home Solutions, LLC, a Nevada Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

13500 Rockview Lane, McCalla, AL 35111

by **Israel C. Rangel (herein referred to as "Grantee")**, whose mailing address is

2709 Oakleaf Circle, Helena, AL 35022

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 **65 3rd St SE, Alabaster, AL 35007**, 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$157,102.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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 3rd day of November, 2023.

Gold Standard Home Solutions, LLC, a Nevada Limited Liability Company

By: [Signature]
Kenneth McConaghy, Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenneth McConaghy, Managing Member**, whose name(s) as **Managing Member(s)** of **Gold Standard Home Solutions, LLC**, a/an **Nevada** corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Gold Standard Home Solutions, LLC**, on the day the same bears date.

Given under my hand and official seal this 3rd day of November, 2023.

[Signature]
Notary Public, State of Alabama
Cassy L Dailey
Printed Name
My Commission Expires: 5-2-26

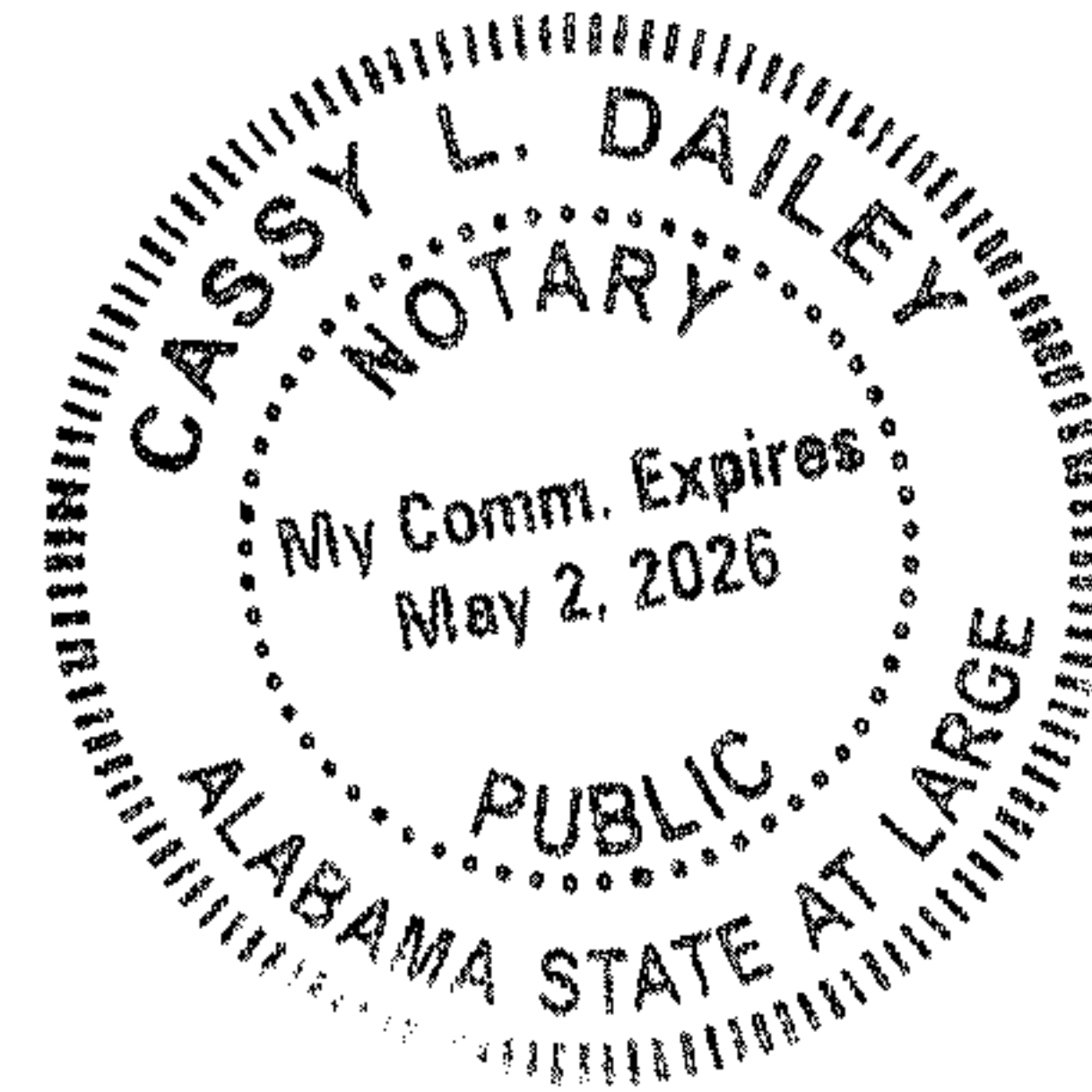
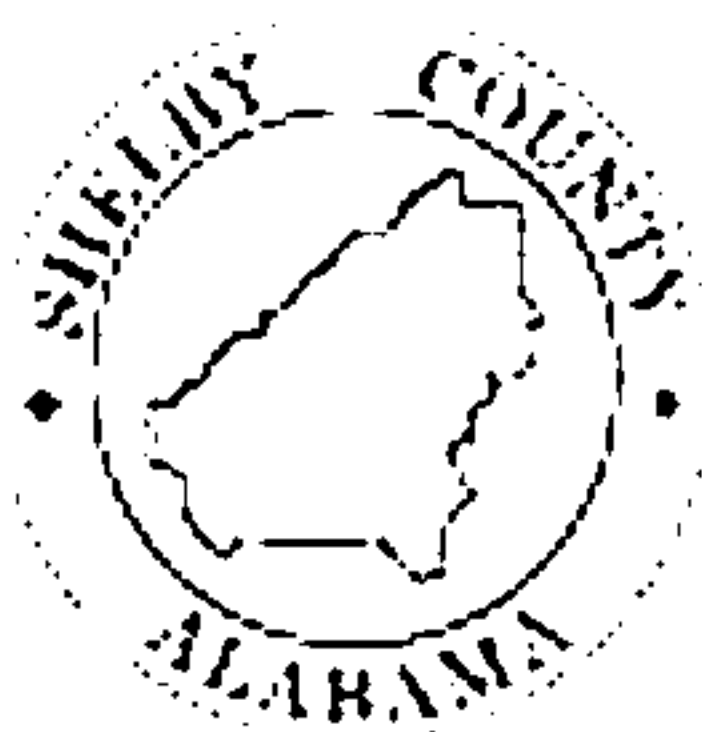


EXHIBIT A

Property 1:

That certain parcel of land described as being at a point 132 yards West of the southeast corner of the Northwest Quarter of the Northwest Quarter of Section 1, Township 21, Range 3 West and run thence North 70 yards; thence West 140 yards; run thence South 70 yards, run thence East 140 yards to the Point of Beginning



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2023 09:47:46 AM
\$31.00 JOANN
20231114000333760

Allen S. Bayl