

This instrument was prepared by:

Send tax notice to:

B. Boozer Downs, Jr.
Post Office Box 65
Woodstock, Alabama 35188
(205) 938-2024
CD23-376

Cesar Valle
6288 Nelsons Rd.
McCalla, AL 35111

STATE OF ALABAMA)
COUNTY OF SHELBY) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Billy Mack Turnbloom and Vicky Lynn Turnbloom, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Cesar Otoniel Valle Castillo** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A

Subject to:

1. Ad valorem taxes for the current year, and subsequent years.
2. Restrictions, reservations, conditions, and easement of record.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

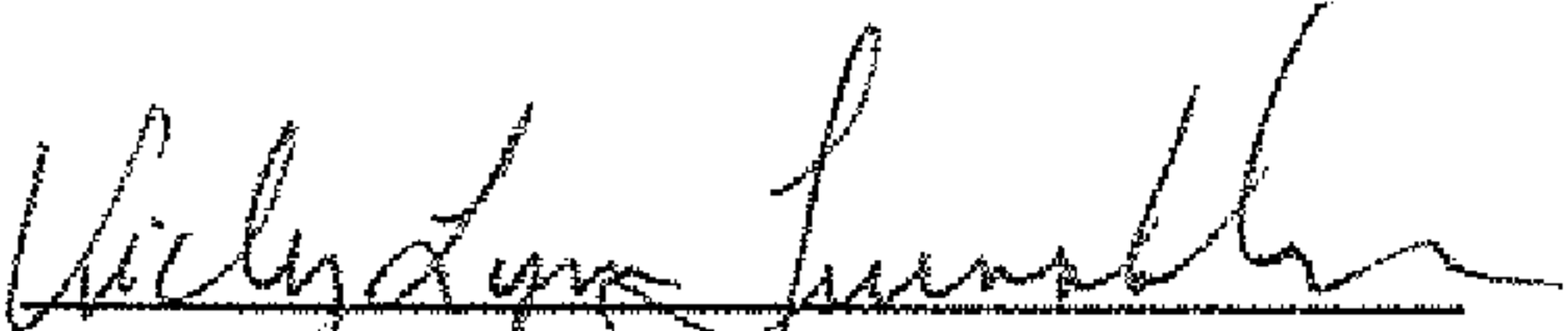
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 16th day of November, 2023.



Billy Mack Turnbloom



Vicky Lynn Turnbloom

STATE OF ALABAMA)
:
COUNTY OF BIBB)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Billy Mack Turnbloom and Vicky Lynn Turnbloom** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of November, 2023.



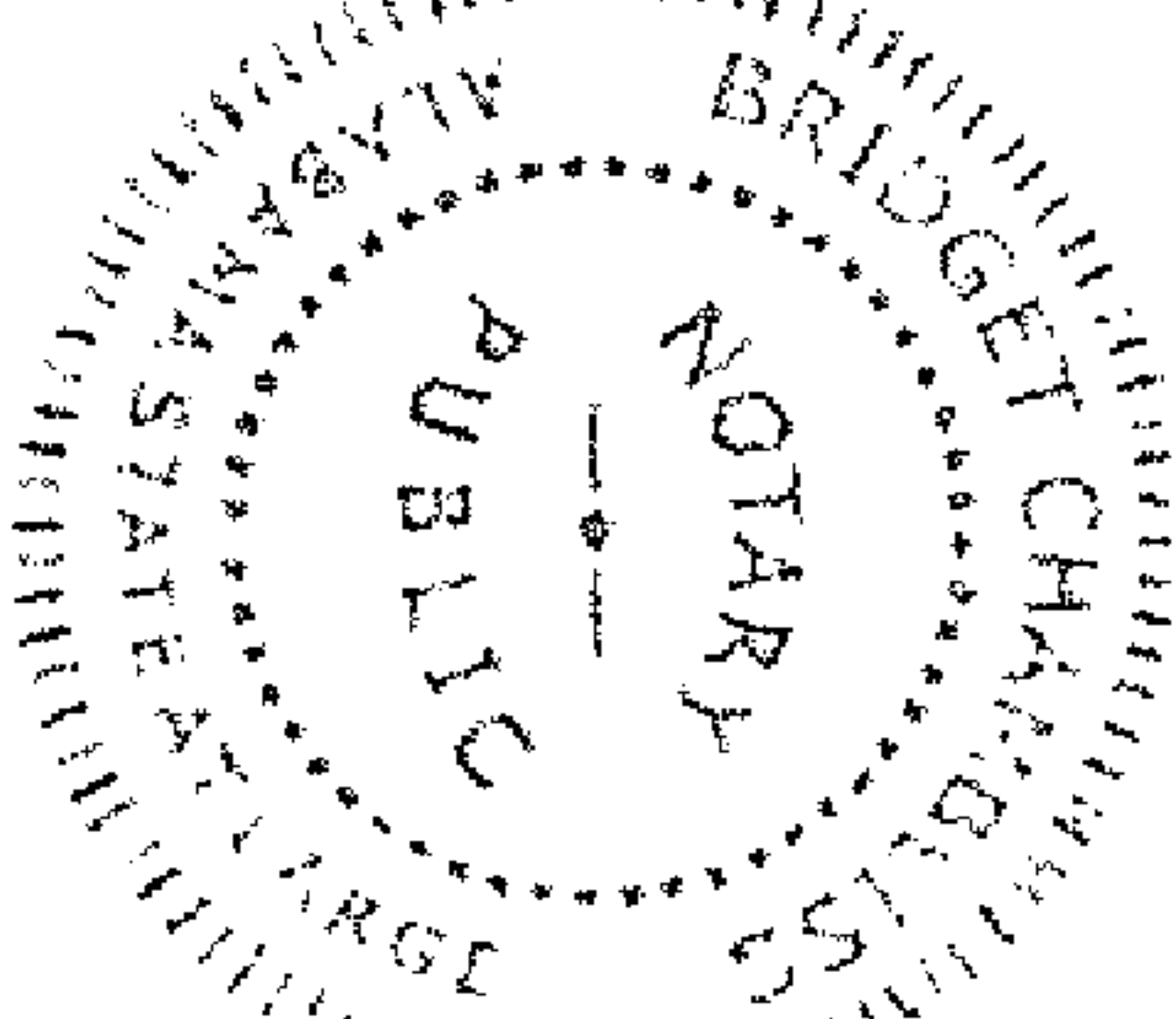
NOTARY PUBLIC

My Commission Expires:

BRIDGET CHAMBLISS

Notary Public, Alabama State At Large

My Commission Expires 05/05/2024



Grantor's Name:

Billy Mack Turnbloom and Vicky Lynn Turnbloom

Mailing Address:

5800 County Rd 32
Clanton, AL 35046

Grantee's Name:

Cesar Otoniel Valle Castillo

Mailing Address:

6288 Nelson Rd.
McCalla, AL 35111

Property Address:

44 Highway 63
Calera, AL 35040

Date of Sale:

November 16, 2023

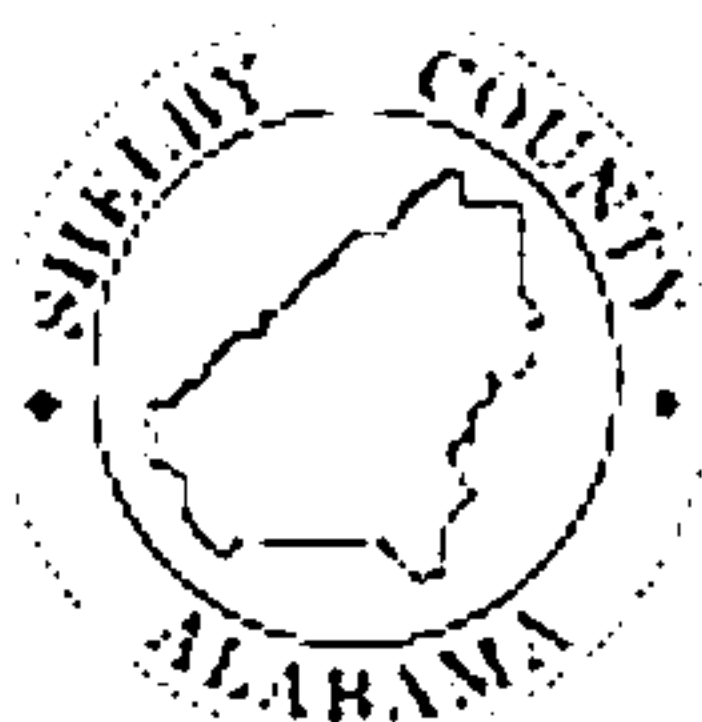
Sales Price:

\$139,500.00

EXHIBIT A

A parcel of land situated in the SW ¼ of the SE ¼ of Section 20, Township 22 South, Range 2 West, City of Calera, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of above said Section, Township and Range; thence N90°00'00" W, a distance of 1,563.17' to a point lying on the Northeasterly ROW line of Shelby County Highway 63, 60' ROW, said point also being the beginning of a non-tangent curve to the left, having a radius of 2,439.88', a central angle of 01°35'47", and subtended by a chord which bears N31°33'09"W, and a chord distance of 67.98'; thence along the arc of said curve and said ROW line, a distance of 67.98' to the point of beginning; thence continue northwesterly along said curve through a central angle of 07°04'59", and subtended by a chord which bears N35°53'32"W, and a chord distance of 301.43'; thence along the arc of said curve and said ROW line, a distance of 301.63'; thence N39°26'02"W and along said ROW line, a distance of 77.78'; thence N74°12'59"E and leaving said ROW line, a distance of 440.40'; thence S33°56'58"W, a distance of 49.26'; thence S17°26'15"E, a distance of 46.34'; thence S57°45'52"E, a distance of 56.18'; thence S12°58'21"W, a distance of 54.65'; thence S22°12'53"W, a distance of 92.23'; thence S03°11'40"E, a distance of 42.80'; thence S19°07'42"E, a distance of 39.58'; thence S65°41'20"W, a distance of 219.23' to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/16/2023 03:45:16 PM
 \$56.00 JOANN
 20231116000337020

Allen S. Bayl