

Send Tax Notice to:
David Louis Avalos
2903 County Road 28

Columbiana, AL 35051

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

File: **PEL-23-14310**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SEVENTY FOUR THOUSAND TEN AND 00/100 (\$74,010.00)** 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

Lawrence E. Thompson, an unmarried man (herein referred to as "Grantor," whether one or more), whose mailing address is

2903 County Road 28, Columbiana, AL 35051

by **David Louis Avalos, (herein referred to as "Grantee"),** whose mailing address is

115 Whitten Road, Mississippi, AL 38843

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 **2903 County Road 28, 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, 2024 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

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 17 day of November, 2023.

Lawrence E. Thompson by Tina L. Olson, as agent
Lawrence E. Thompson by Tina L. Olson, as Agent

State of Alabama
County of Shelby

I, Cassy L. Dailey, a Notary Public, hereby certify that **Tina L. Olson**, whose name is signed as Agent for **Lawrence E. Thompson** 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, in her capacity as such Agent, executed the same voluntarily, for and as the act of said Principal, on the day the same bears date.

Given under my hand this 17 day of November, A. D. 2023.

Cassy L. Dailey
Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/2026

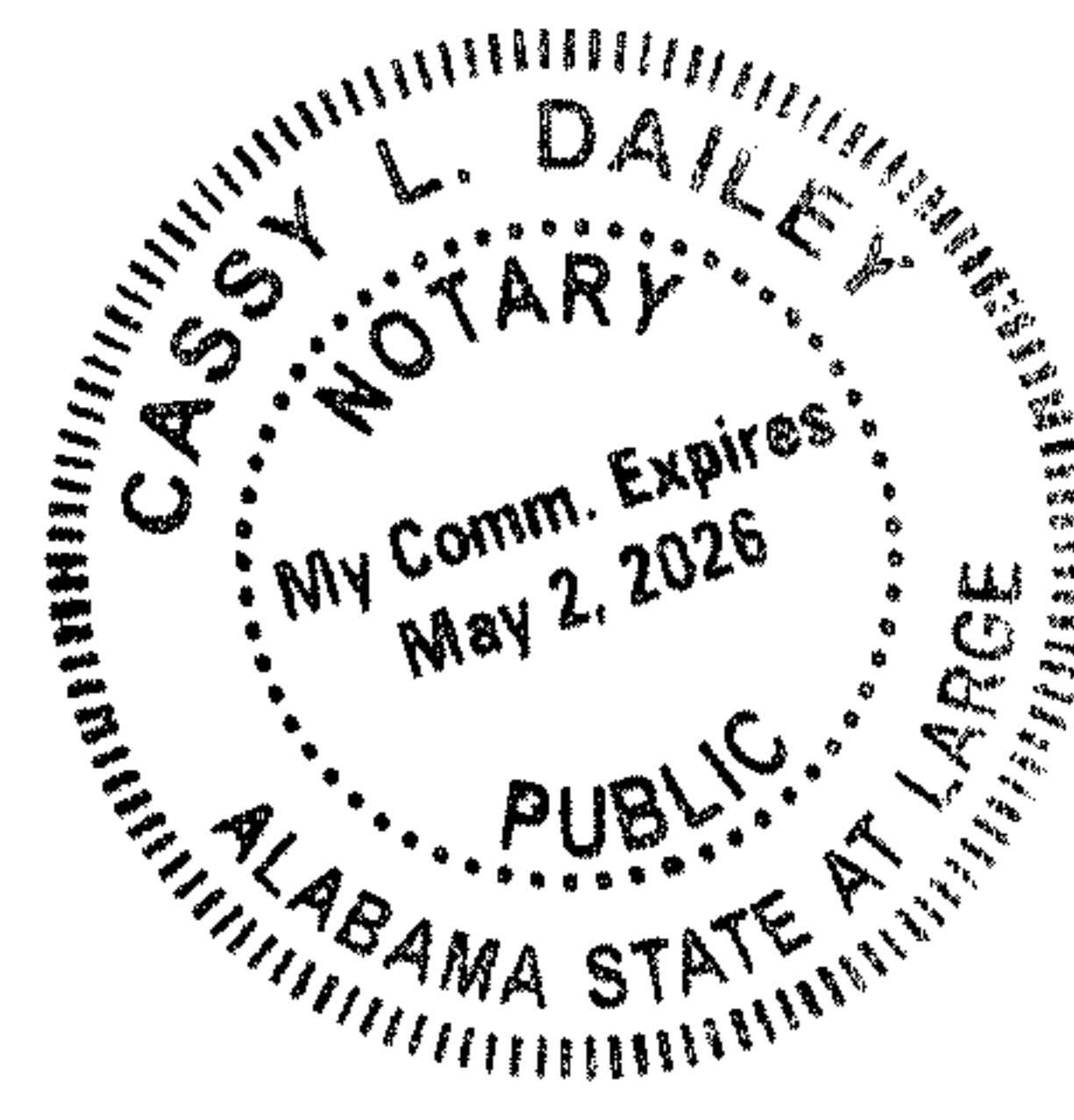


EXHIBIT A

Property 1:

Commence from the Southwest corner of the SW 1/4 of the NE 1/4 of Section 32, Township 21 South, Range 1 East; thence run East along the South line for 210.0 feet to the point of beginning; thence continue last described course for 105.0 feet; thence 91 deg. 57 min. 20 sec. left, run 210.0 feet; thence 88 deg. 02 min. 40 sec. left, run 105.0 feet; thence 91 deg. 57 min. 20 sec. left, run 210.0 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2023 10:41:08 AM
\$102.50 JOANN
20231121000340530

Alvin S. Bayl