

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3974

4451 Hwy 22
Monterville AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Robert F. McLeroy, Jr. a** SINGLE person whose mailing address is: 404 BEACON DR COLUMBIANA AL 35051 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Roberto Martinez Hernandez** whose mailing address 4451 Hwy 22, Monterville AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 404 College Street, Columbiana, AL 35051

A parcel of land located in the NW¼ of NW¼ of Section 26, Township 21, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Columbiana Homes, Inc., as shown by map of same recorded in the Probate Office of Shelby County, Alabama and from said point of beginning, run S 16°32' E along the westerly line of said Columbiana Homes, Inc., 454 feet to the North right of way of the Columbiana-Saginaw cut-off road, heretofore known as the Columbiana-Tuscaloosa Road; thence at an angle of 93°22' to the right 204.9 feet; thence at an angle of 2°30' to the left, 266 feet to the R.S. Holliman lot; thence at an angle of 83°10' to the right, run 256 feet to the South right of way line of Southern Railroad; thence at an angle of 75°40' to the right 532.7 feet to the point of beginning.

Subject to ad valorem taxes for the current year, and subsequent years.

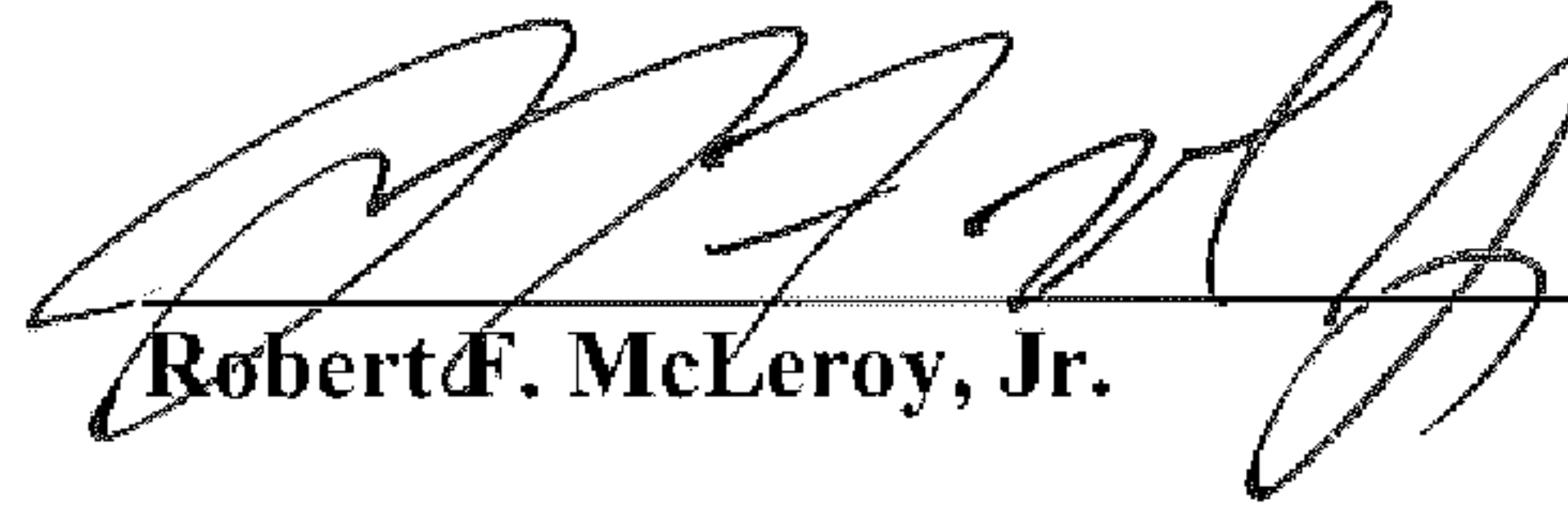
Subject to restrictions, reservations, conditions, and easement of record

Subject to 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.

\$292,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of January, 2024

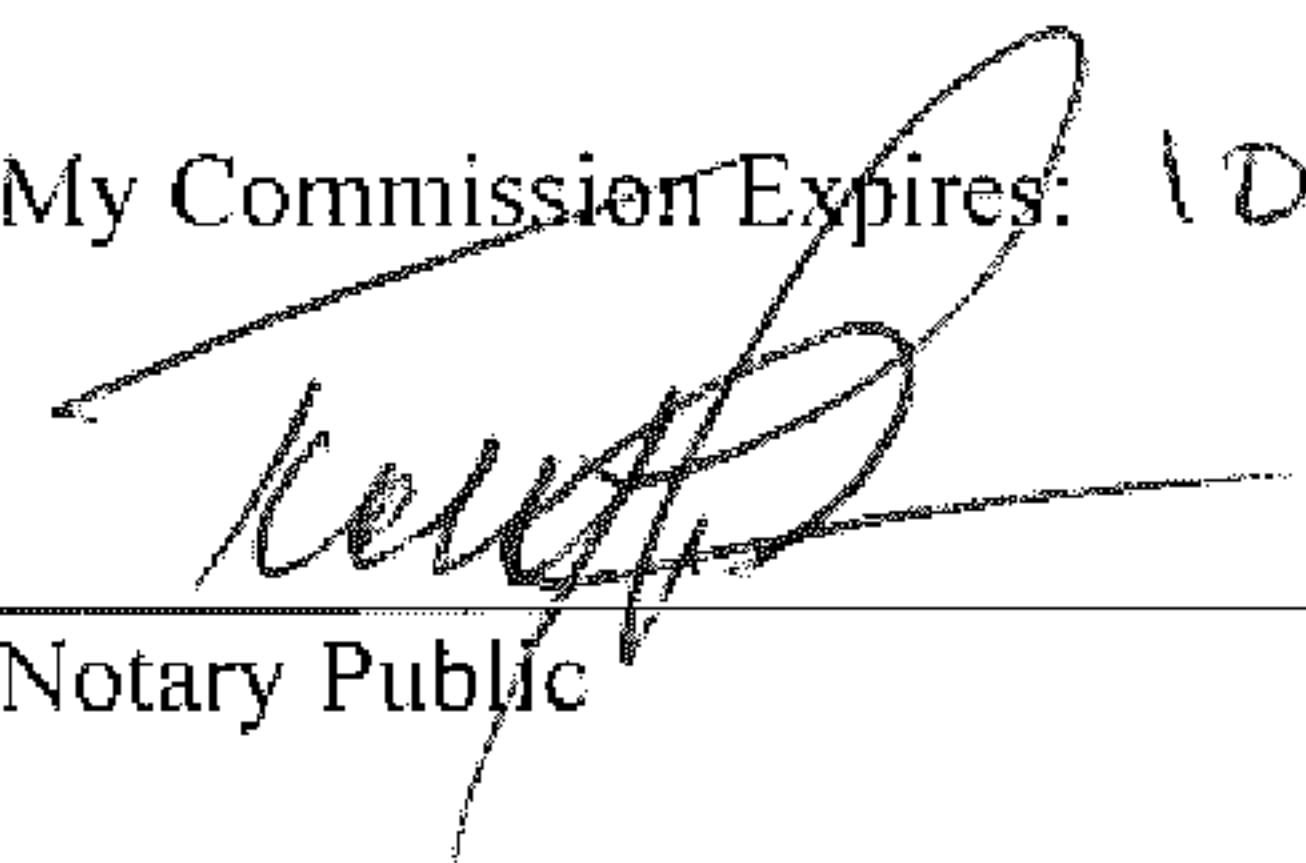

Robert F. McLeroy, Jr.

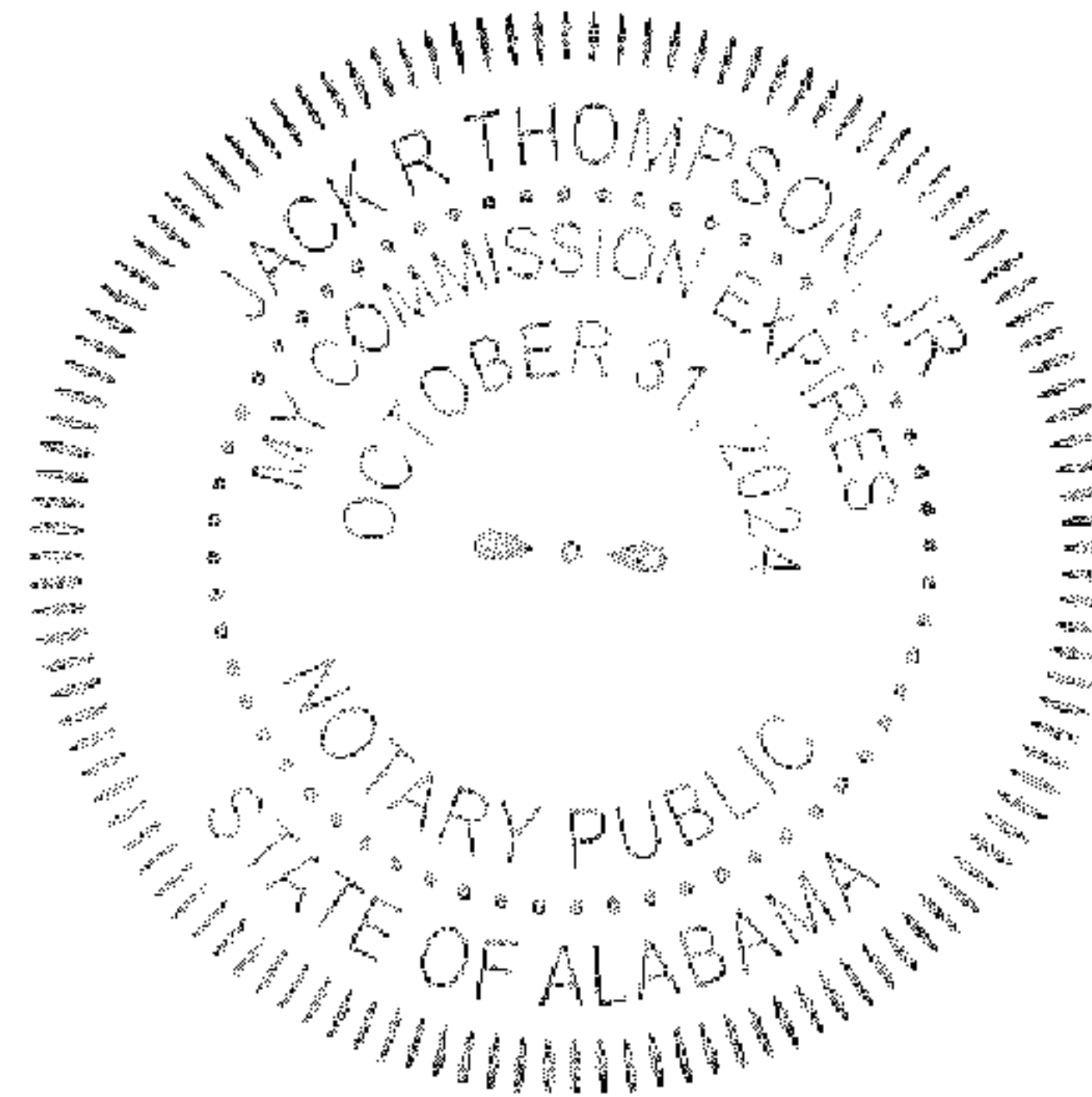
STATE OF Alabama Shelby County ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Robert F. McLeroy, Jr.** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 2nd day of January, 2024

My Commission Expires: 10/31/2024


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2024 12:40:20 PM
\$122.50 BRITTANI
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Allen S. Bayl