

Send Tax Notice to:  
Veronica Camacho Gonzales and  
Alejandro Mondragon Padilla

740 14th Ave SW  
Alabaster, AL 35007

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-24-2389

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED NINETY EIGHT THOUSAND NINE HUNDRED NINETY NINE AND 00/100 (\$198,999.00)** 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

**Sandra Tyler Ridgeway, an unmarried person, individually and Sandra T. Ridgeway, Personal Representative of Estate of Harold L. Ridgeway, deceased, Shelby County Case No. PR-2020-000871 (herein referred to as "Grantor," whether one or more),** whose mailing address is

1297 Greystone Parc Dr Birmingham, AL 35242

by **Veronica Camacho Gonzales and Alejandro Mondragon Padilla (herein referred to as "Grantee," whether one or more),** whose mailing address is

740 14th Ave SW Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **4125 Highway 39, Chelsea, AL 35043**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

Harold L. Ridgeway having died on or about the 19<sup>th</sup> day of September, 2020.

Sandra Tyler Ridgeway and Sandra T. Ridgeway are one and the same person.

**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.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, 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(s), 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(s), 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 3<sup>rd</sup> day of April, 2024

Sandra Tyler Ridgeway  
Sandra Tyler Ridgeway

Estate of Harold L. Ridgeway, deceased, Shelby County Case No. PR-2020-000871

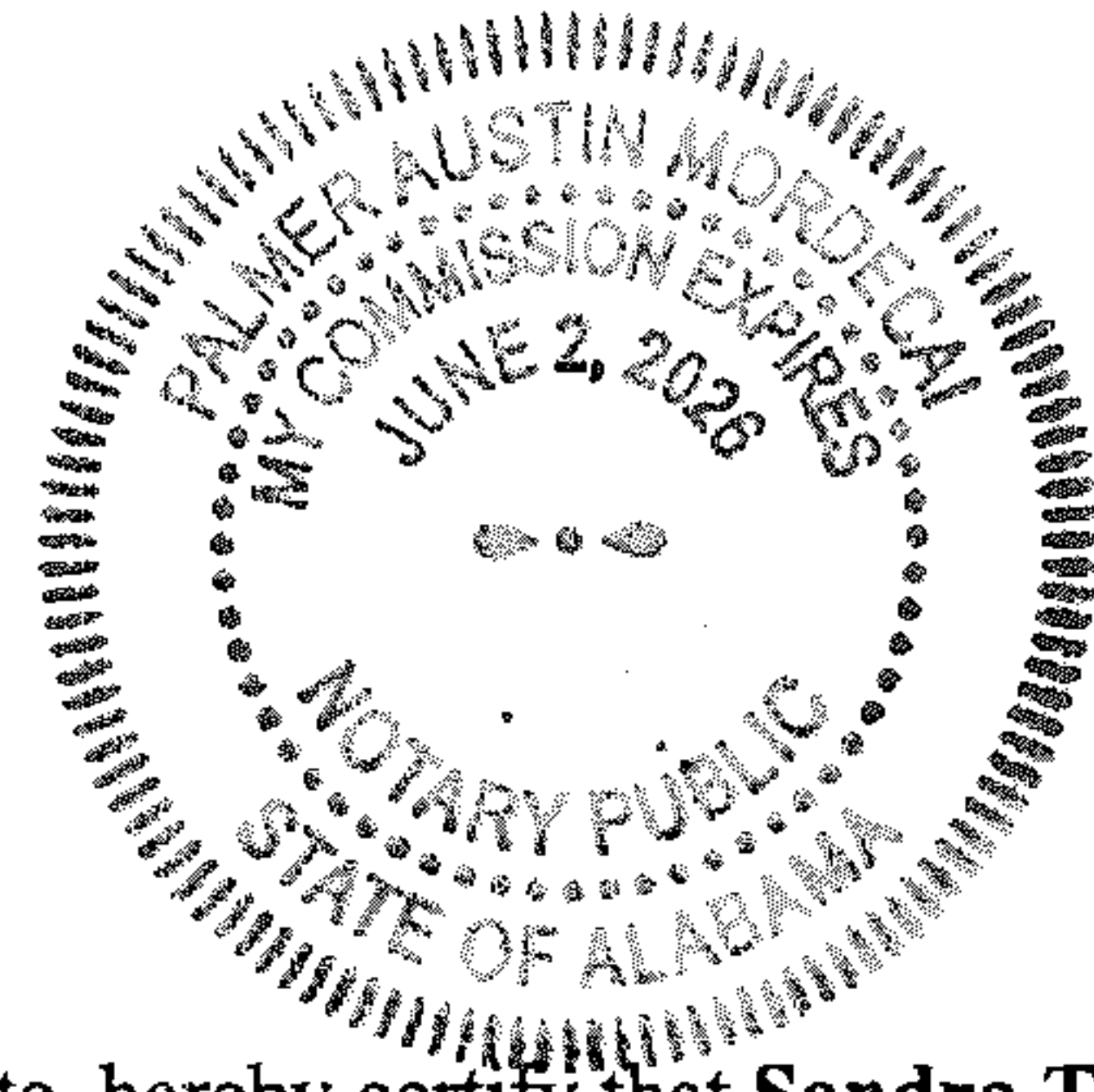
By Sandra Tyler Ridgeway  
Sandra T. Ridgeway, Personal Representative

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sandra T. Ridgeway**, whose name as **Personal Representative of Harold L. Ridgeway**, and 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, she, with full authority on behalf of **Harold L. Ridgeway**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of April, 2024

Palmer Austin Mordecai  
Notary Public  
Printed Name

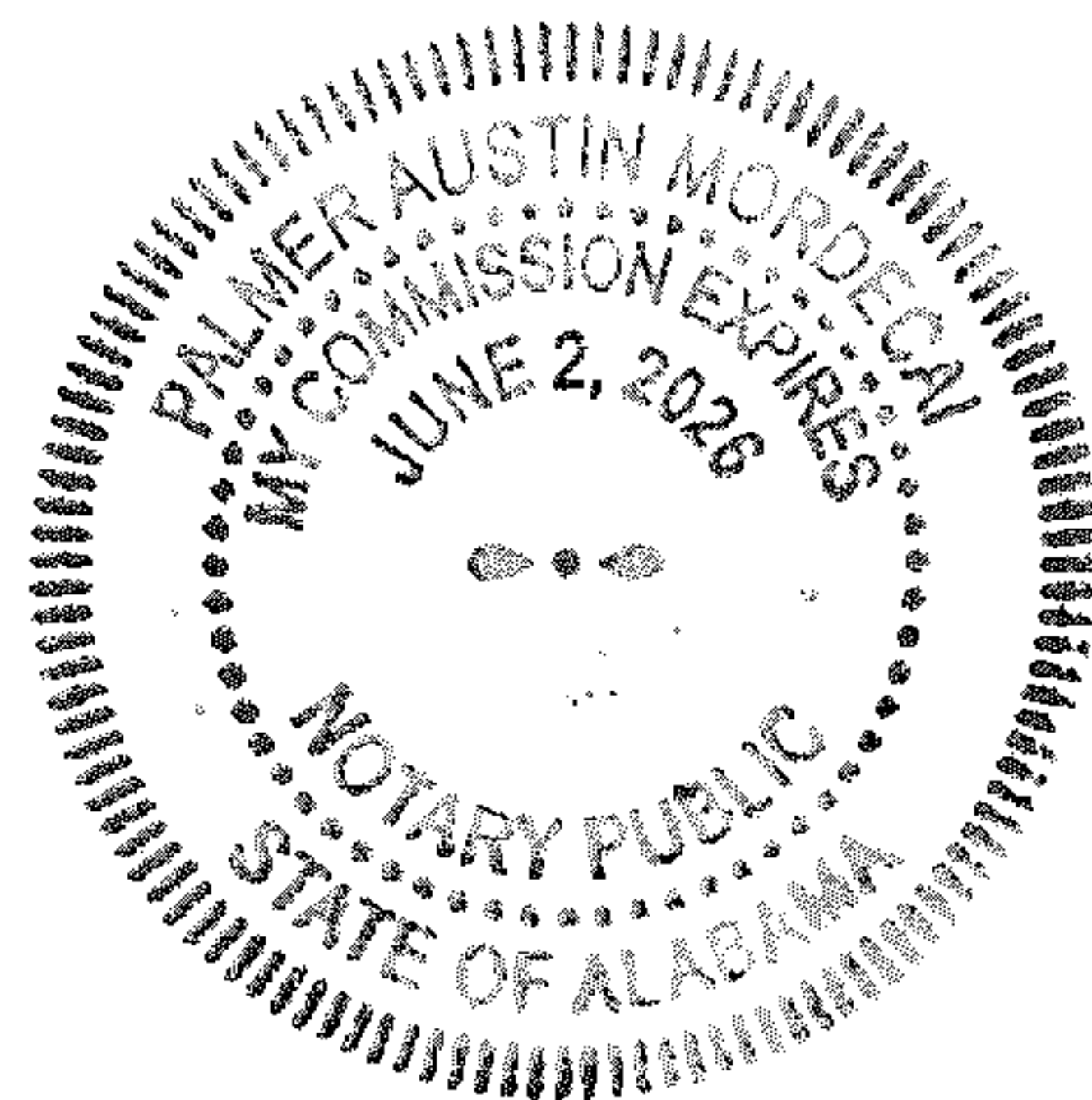


State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sandra Tyler Ridgeway**, whose name 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, she, with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of April, 2024

Palmer Austin Mordecai  
Notary Public  
Printed Name  
My Commission Expires:

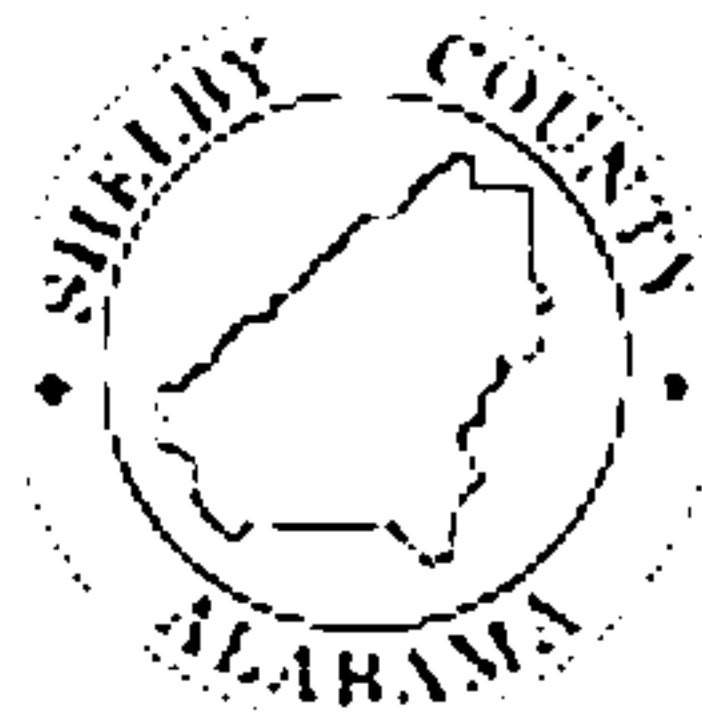


**EXHIBIT A****Property 1:**

Being a part of the Southwest 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, and being described as follows:

Begin at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 20 South, Range 1 West; thence proceed North along the West line of said 1/4 1/4 Section a distance of 498.28 feet to an iron pin being the point of beginning; thence turn a field angle of 88 deg. 45 min. to the left and proceed a distance of 297.88 feet to an iron pin; thence turn an interior angle of 72 deg. 21 min. 40 sec. to the right and run a distance of 532.21 feet to an iron pin; thence turn an interior angle of 169 deg. 30 min. 31 sec. to the right and proceed a distance of 208.80 feet to an iron pin located on the Southerly right of way of Shelby County Highway No. 39; thence turn an interior angle of 88 deg. 53 min. 22 sec. to the right and proceed along the Southerly right of way of County Road No. 39 a distance of 56.61 feet to an iron pin; thence continue along the Southerly right of way of County Road #39 a distance of 262.81 feet to an iron pin located in a concrete monument; thence turn an interior angle of 99 deg. 44 min. 00 sec. To the right and proceed a distance of 296.26 feet to a concrete monument; thence turn an interior angle of 171 deg. 54 min. 14 sec. to the right and proceed a distance of 296.99 feet to the point of beginning being situated in Shelby County, Alabama.

Being the same property as that intended to be conveyed in the deed recorded in Inst. 20030318000163320



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/04/2024 09:01:03 AM**  
**\$229.00 BRITTANI**  
**20240404000092550**

*Allen S. Bayal*