

Send Tax Notice to:
Samuel Erasmo Olvera Munoz
28 Houston Drive
Pelham, AL 35124

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-1940**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THIRTY THOUSAND AND 00/100 (\$30,000.00) 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

Danielle Turner, a widow, Dillon Turner, a married man, Lindsey Turner, a single woman, and Lana Turner, a single woman (herein referred to as "Grantor," whether one or more), whose mailing address is

101 Windsor Way, Pelham, AL 35124

by **Samuel Erasmo Olvera Munoz (herein referred to as "Grantee"),** whose mailing address is

28 Houston Drive, Pelham, AL 35124

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 **518 Hwy 84, Calera, AL 35040, 540 Hwy 84, Calera, AL 35040**

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.

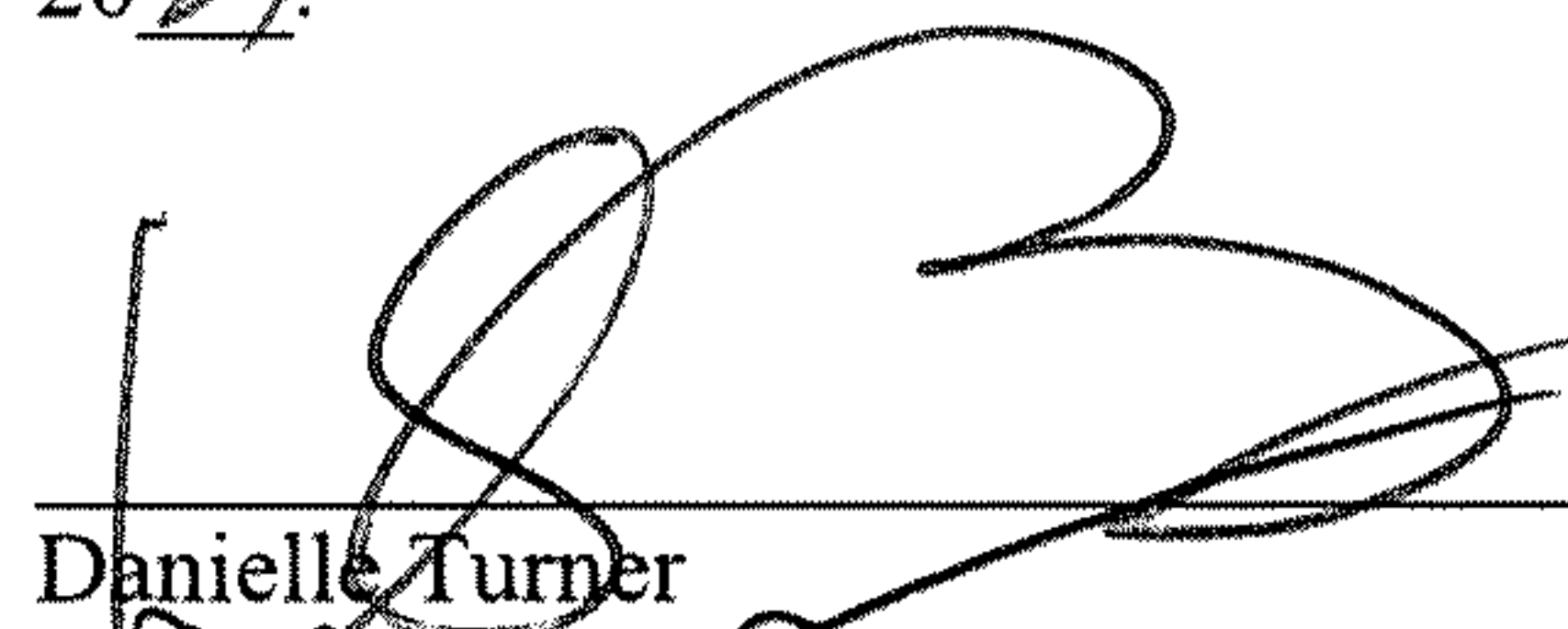
The property herein conveyed does not constitute the homestead of the Grantor, nor that of their respective spouses, as applicable, neither is it contiguous hereto.

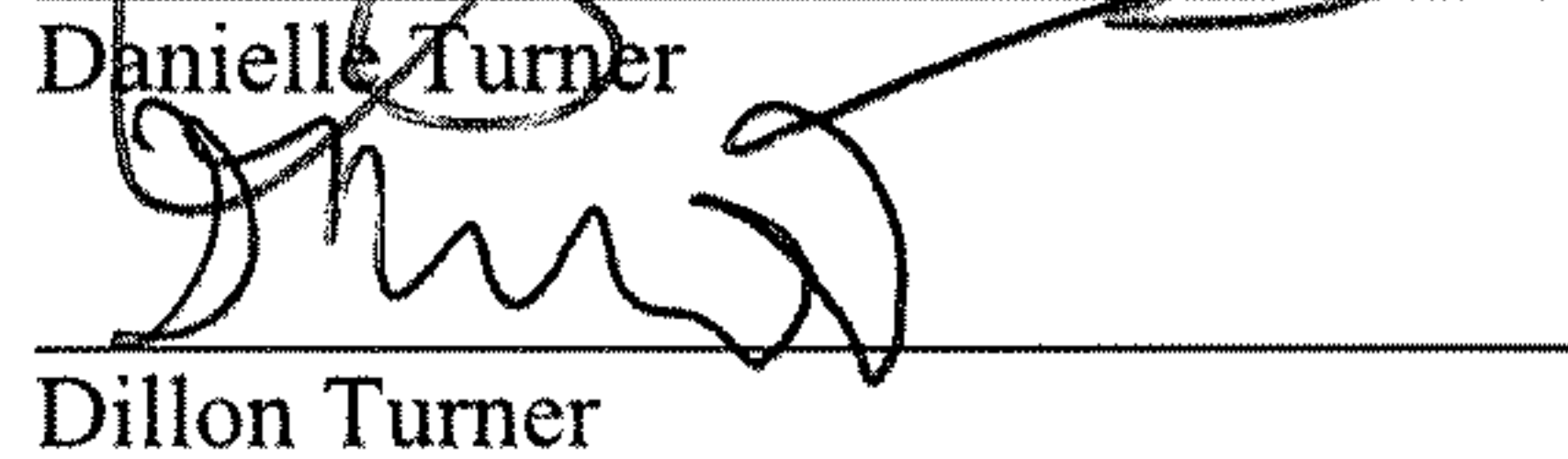
Dillon Turner is one and the same as Dillion Turner, Grantee in that certain deed filed at Instrument No. 20240311000066310.

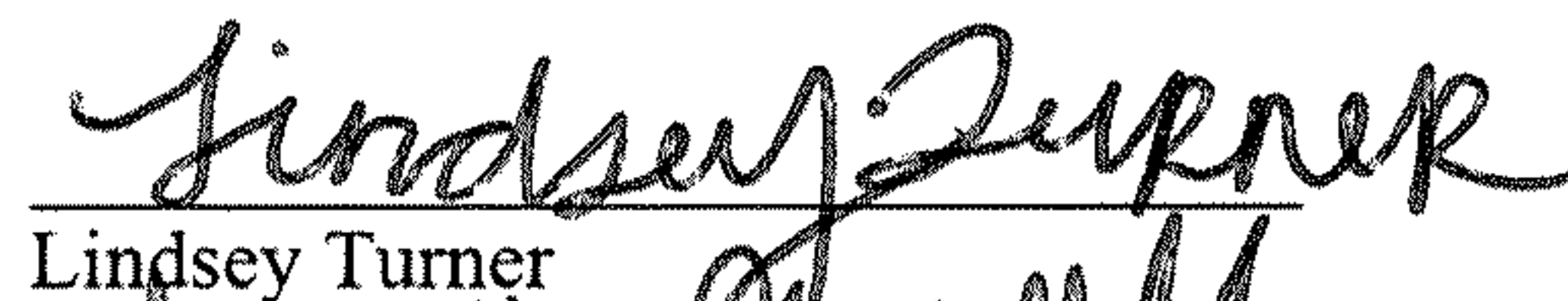
TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

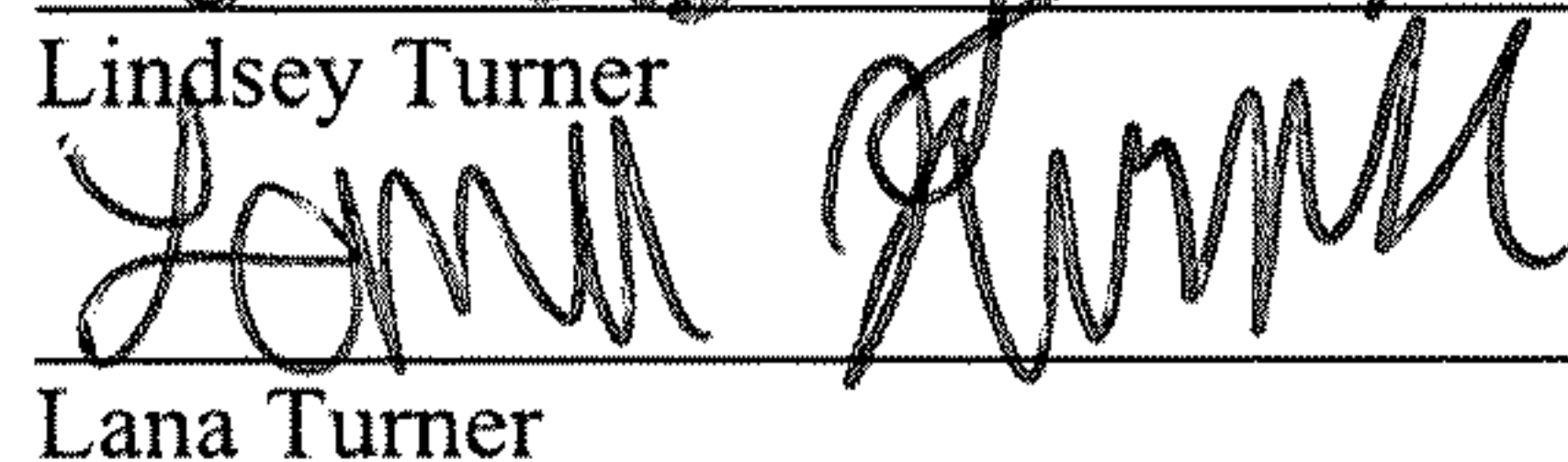
The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right 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 29 day of April, 2024.


Danielle Turner


Dillon Turner

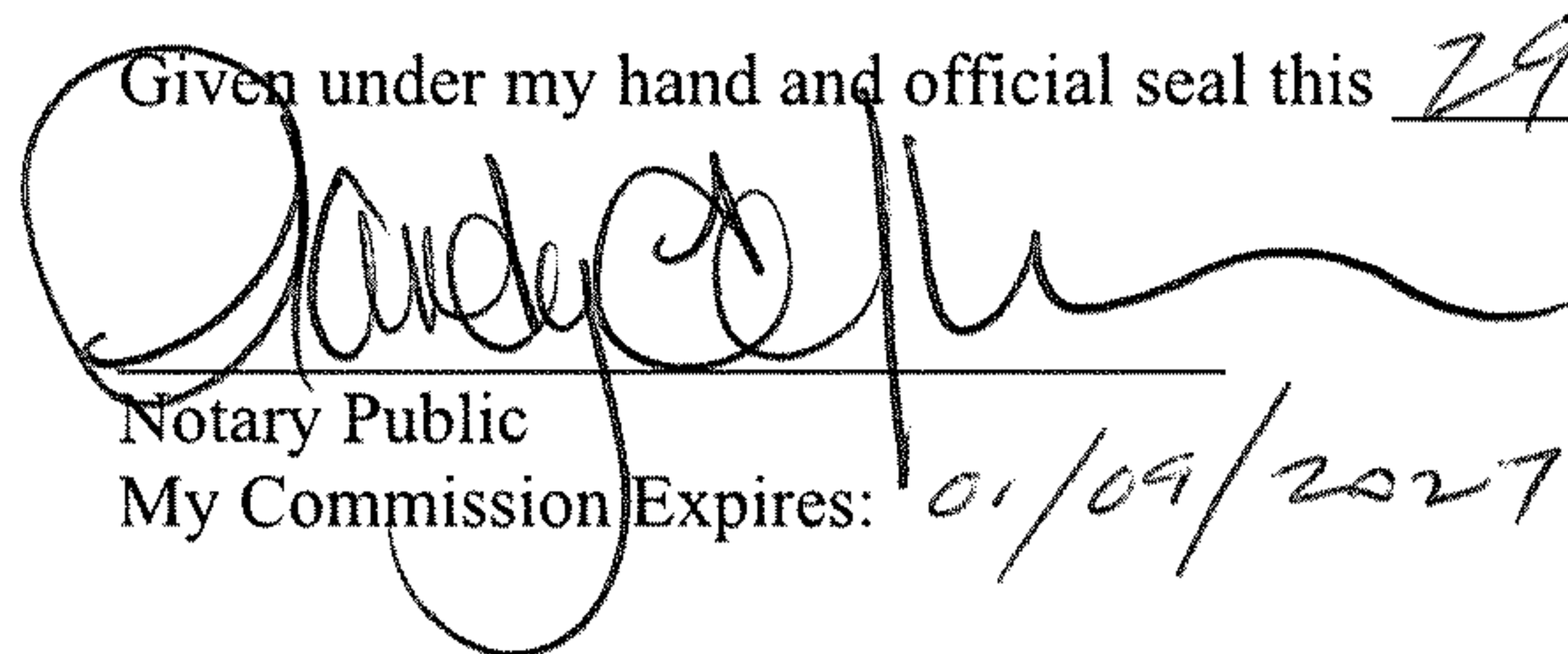

Lindsey Turner


Lana Turner

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Danielle Turner, Dillon Turner, Lindsey Turner and Lana Turner whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of April, 2024.


Notary Public
My Commission Expires: 01/09/2027

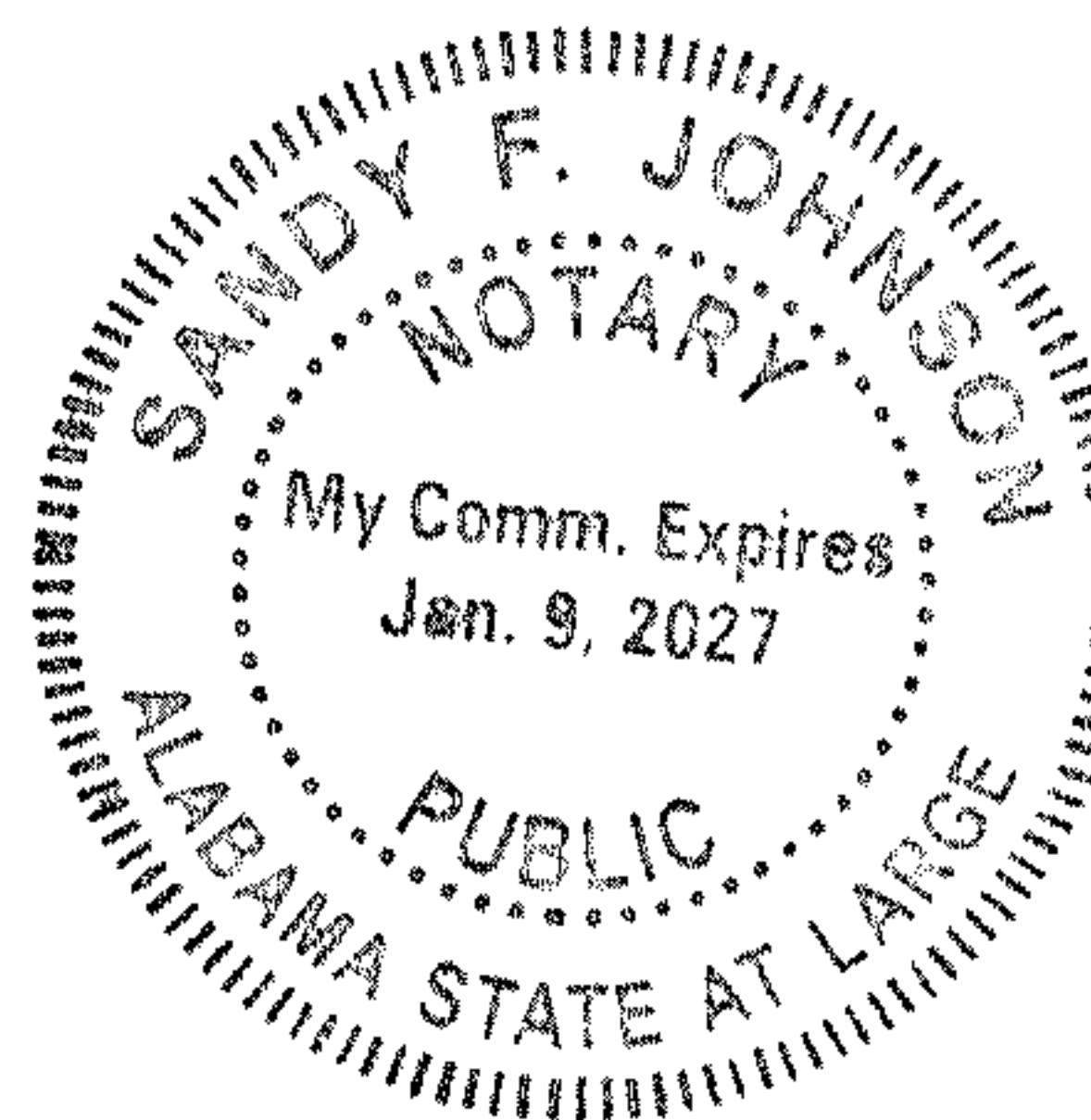


EXHIBIT A**Property 1:**

Commence at the Southwest Corner of the NE 1/4 of the NW 1/4 of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence North 00 degrees 36 minutes 16 seconds along the West line of said quarter-quarter 208.48 feet to a point; thence run North 89 degrees 44 minutes 17 seconds East 210.00' to the point of beginning of the property, Parcel 2, being described; thence continue last described course 105.00' to a point; thence run North 00 degrees 34 minutes 10 seconds West to a point in the centerline of Shelby County Highway No. 84; thence run South 89 degrees 44 minutes 17 seconds West along the centerline of said highway 105.00' to a point; thence run South 00 degrees 34 minutes 10 seconds East 210.00 feet to the point of beginning, less and except the right of way of the highway. Situated in Shelby County, Alabama.

Property 2:

Commence at the Southwest Corner of the NE 1/4 of the NW 1/4 of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence North 00 degrees 36 minutes 16 seconds along the West line of said quarter-quarter 208.48 feet to a point; thence run North 89 degrees 44 minutes 17 seconds East 315.00' to the point of beginning of the property, Parcel 1, being described; thence continue last described course 105.00' to a point; thence run North 00 degrees 34 minutes 10 seconds West 210.00' to a point in the centerline of Shelby County Highway No. 84; thence run South 89 degrees 44 minutes 17 seconds West along the centerline of said highway 105.00' to a point; thence run South 00 degrees 34 minutes 10 seconds East 210.00 feet to the point of beginning, less and except the right of way of the highway. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2024 09:16:57 AM
\$59.00 BRITTANI
20240506000130840

Alvin S. Bayl