

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED

SEND TAX NOTICES TO:

141 Hwy 22
Montevallo AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Frances Williams, a Married person, and Roger House, a Married person, in hand paid by the GRANTEE(S), Nicolas Gonzalez, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

All that part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 22, Range 4 West, lying North of the Tuscaloosa and Columbiana Public Road, Mineral rights are hereby excepted. Situated in Selby County, Alabama. There is excepted from the above-described land and this conveyance of acreage heretofore conveyed to Y.J. Pickett by conveyance recorded in Volume 108 Record of Deeds, Page 81, in Judge of Probate's Office, Shelby County, Alabama, and also acreage heretofore conveyed to W.C. Pickett by conveyance recorded in Volume 125 Record of Deeds, Page 349, in the Judge of Probate's Office, Shelby County, Alabama.

Less and Except:

Begin at the Northwest corner of the Southeast quarter of the Northeast quarter of Section 2, Township 22 South, Range 4 West; thence Southerly along the West boundary of Said quarter-quarter section 168.23 feet; thence 97°44 minutes left in a northeasterly direction 129.60 feet to the point of beginning; thence 4°06 minutes left in a Northeasterly direction 76.74 feet; thence 92°28 minutes right in a southeasterly direction left in a Northeasterly direction 76.74 feet; thence 92°28 minutes right in a southeasterly direction 178.65 feet t intersection with the centerline of Shelby County Highway No. 22;

thence 76° 48 minutes right in a southwesterly direction along said centerline 76.60 feet; thence 102°01 minutes right in a northwesterly direction 192.85 feet, more or less, to the point of beginning.

Prior Deed Reference: 19760216000012000.

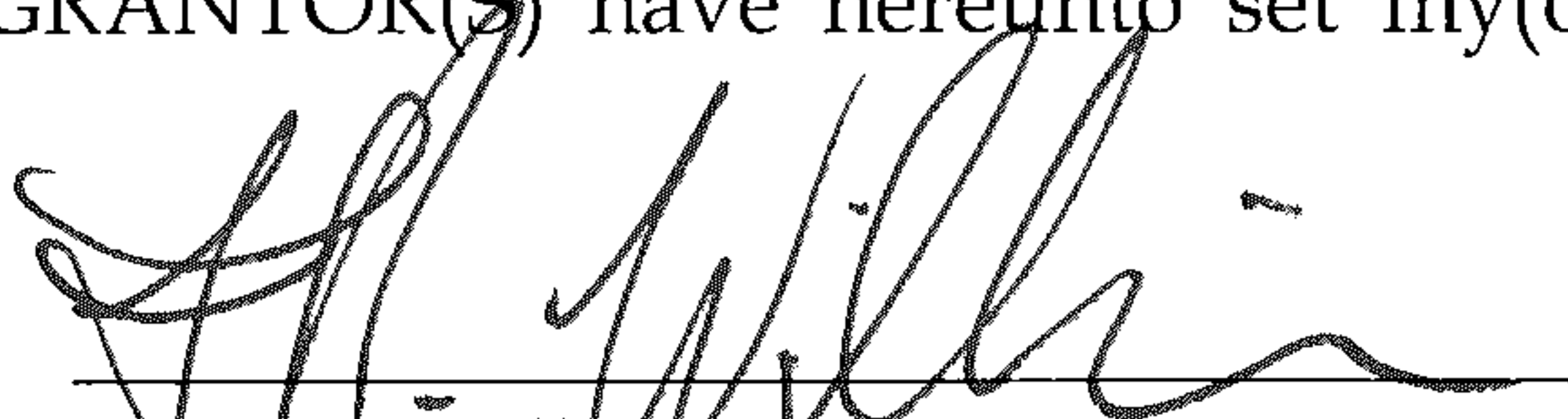
Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

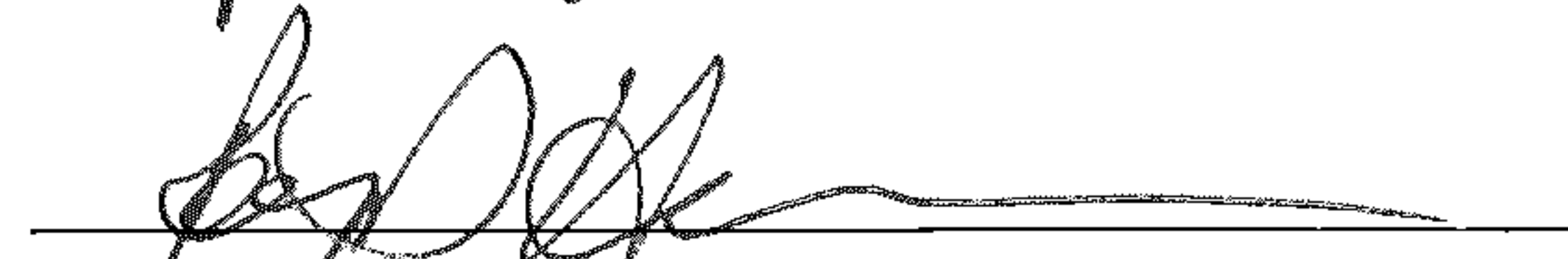
TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 20th day of May, 2024.



Frances Williams



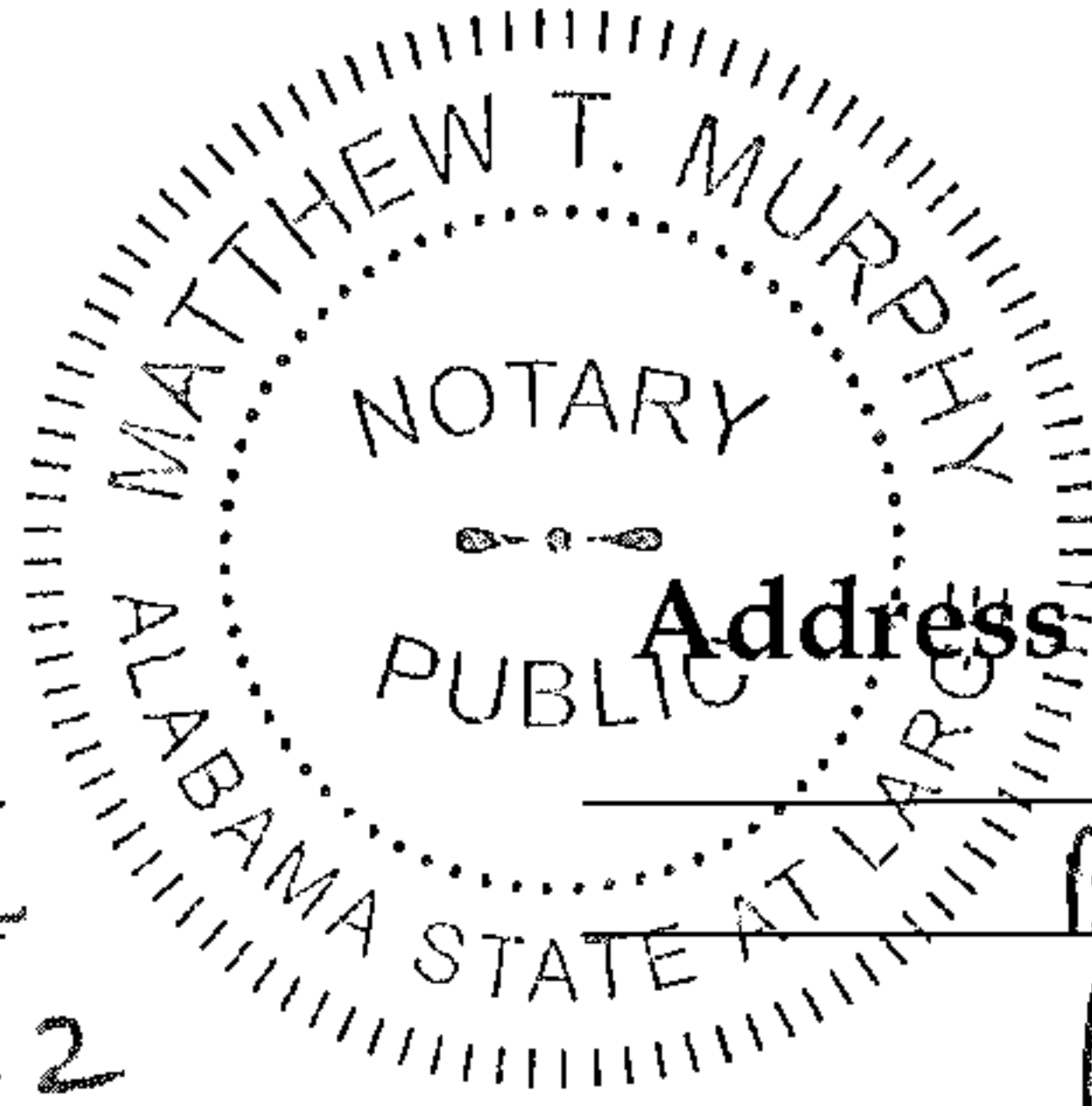
Roger House

STATE OF ALABAMA)
)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Frances Williams and Roger House** 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May, 2024.



NOTARY PUBLIC

My Commission Expires: 12-3-2025

Address of Grantee:

141 Hwy 22
Montevallo, AL
35242

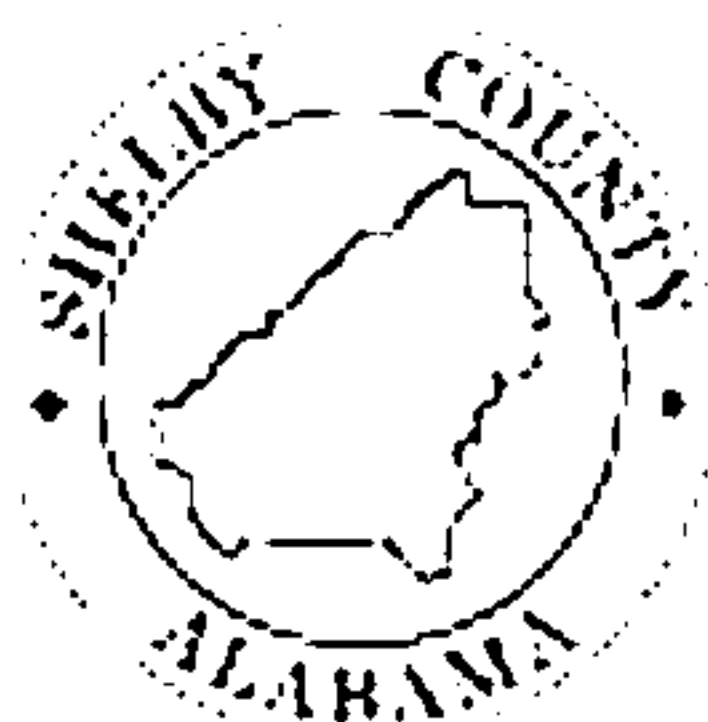
Address of Grantor:

2107 Wolf
Branch Dr N
Mobile, AL 36608

Property Address:

141 Highway 22
Montevallo, AL 35242

Real Value: \$250,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2024 09:20:17 AM
\$278.00 BRITTANI
20240522000151450

Allen S. Bayl