

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Adelaido Martin
515 Fulton Springs Road
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Sergio M. Aparicio, a married man** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Adelaido Martin** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

BEGIN at the SW Corner of Lot 1 of Hanvey's Addition to Homestead, as recorded in Map Book 21, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N20°55'41"E a distance of 269.63' to the Southerly R.O.W. line of Homestead Drive; thence N66°17'37"W and along said R.O.W. line a distance of 842.82'; thence S00°00'00"E and leaving said R.O.W. line a distance of 1107.92'; thence N84°02'09"E a distance of 501.14"; thence N20°48'07"E a distance of 392.79'; thence N20°55'41"E a distance of 104.89' to the POINT OF BEGINNING.

Said Parcel containing 13.75 acres, more or less and situated in NE 1/4 of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

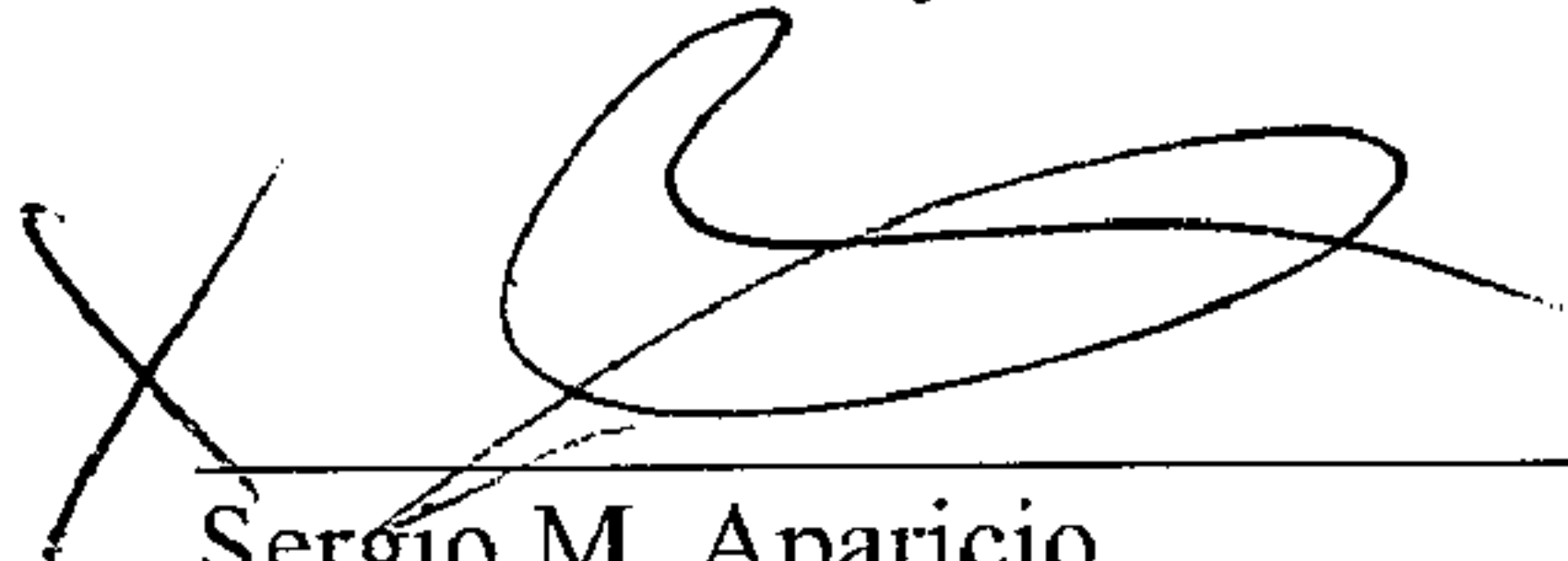
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs,

executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The herein described real property is not the homestead of GRANTOR or of GRANTOR's spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 27th day of June, 2024.


Sergio M. Aparicio

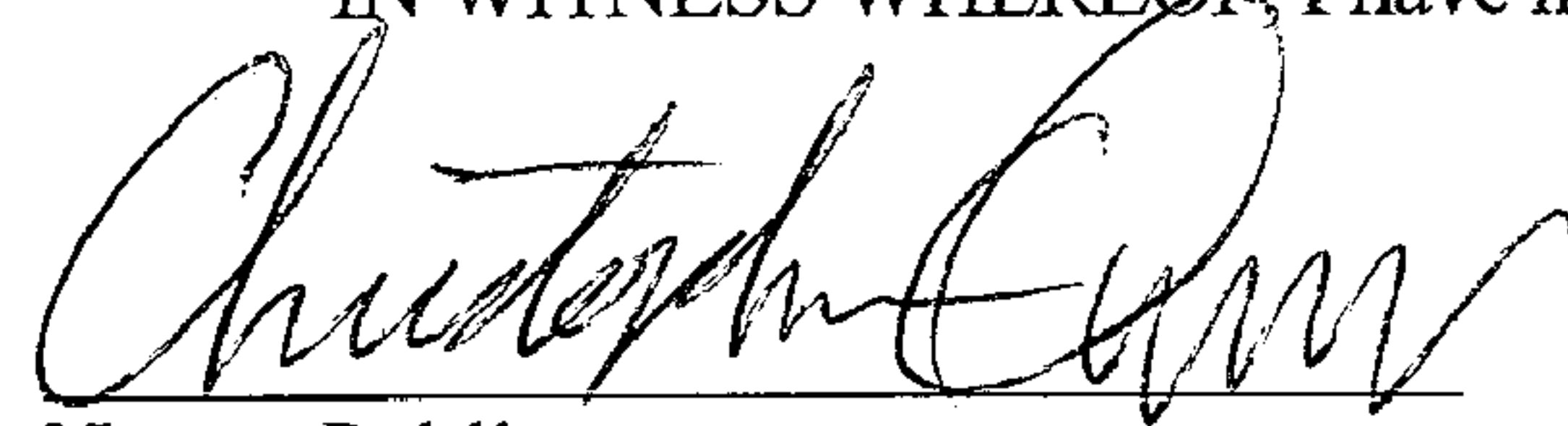
STATE OF ALABAMA
Shelby COUNTY

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SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Sergio M. Aparicio**, whose name(s) 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 27th day of June, 2024.


Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

Form RT-1