

Send Tax Notice to:
Crystal Aileen Gutierrez
1099 Spring Creek Road
Montevallo, AL 35115

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

File: PEL-24-4392

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00) 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

Dr. N Dorlesta Crawford, a single person (herein referred to as "Grantor," whether one or more), whose mailing address is

6502 Wooster Avenue, Los Angeles, CA 90056

by **Crystal Aileen Gutierrez (herein referred to as "Grantee")**, whose mailing address is

1099 Spring Creek Rd, Montevallo, AL 35115

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 **1099 Spring Creek Rd, Montevallo, AL 35115**, 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.

\$171,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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 25th day of June, 2024.

Dr. N Dorlesta Crawford
Dr. N Dorlesta Crawford

STATE OF _____
COUNTY OF _____

see attached

I, the undersigned Notary Public in and for said County and State, hereby certify that Dr. N Dorlesta Crawford 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 _____ day of June, 2024.

Notary Public
My Commission Expires:

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

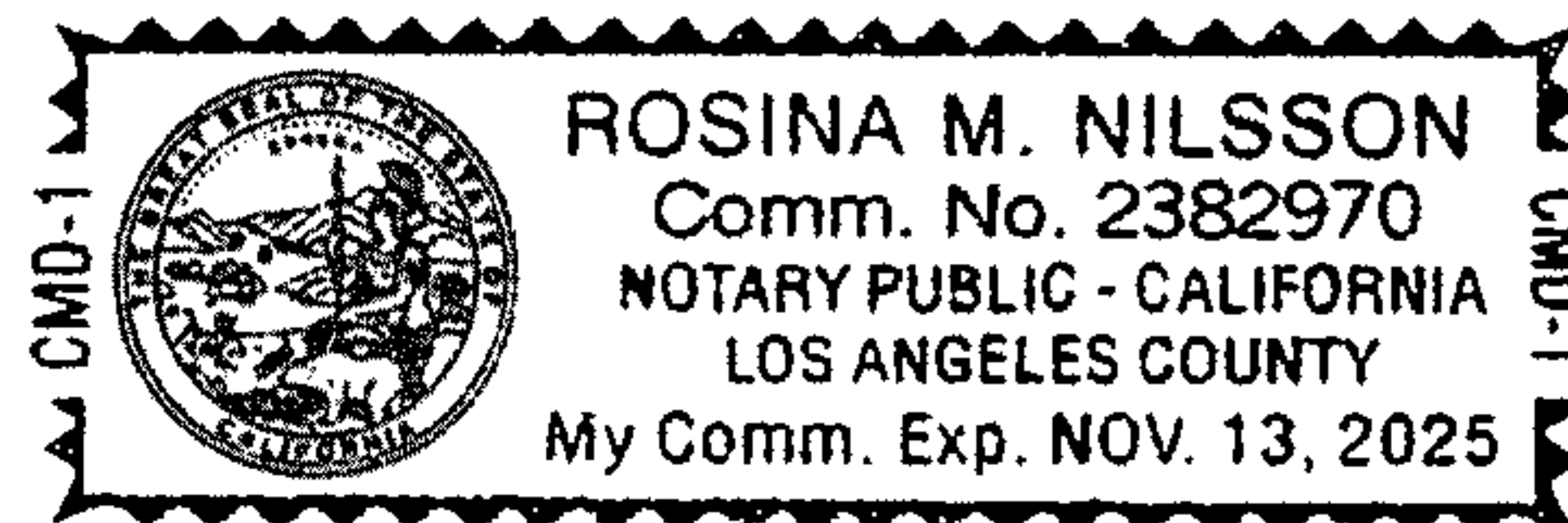
State of California)

County of Los Angeles)On June 25, 2024 before me, Rosina M. Nilsson, Notary Public,
(here insert name and title of the officer)personally appeared N. Dorlesta Crawford

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Rosina M. Nilsson

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of General Warranty Deed

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____
Title(s) _____

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information**Method of Signer Identification**

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____

EXHIBIT A

Property 1:

A part of the SW1/4 of SW1/4 of Section 22, Township 22 South, Range 3 West, described as follows: Commence at the Southwest corner of Section 22, Township 22 South, Range 3 West; thence run N 89 deg. 28' East along the South boundary of Section 22 a distance of 347.34 feet thence run N 51 deg. 35' East along the Northwesternly right of way of Shelby County Highway #12 a distance of 1118.22 feet to the point of beginning; thence run N 38 deg. 25' West a distance of 216.0 feet; thence run N 45 deg. 11' East a distance of 290.43 feet; thence run South 01 deg. 12' East a distance of 311.86 feet to a point on said R.O.W.; thence run South 51 deg. 35' West along said R.O.W. a distance of 100.0 feet to the point of beginning. Contains \pm one acre. Situated in Shelby County, Alabama. According to survey of Amos Cory, R.L.S. # 10550



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2024 10:40:42 AM
\$40.00 PAYGE
20240702000199830

Alli S. Bayl