

Send Tax Notice to:
Isabel Nunez Ascensio

102 Hill St
Atabaster, AL 35607

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

File: **BHM-24-6466**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SEVENTY EIGHT THOUSAND AND 00/100 (\$178,000.00)** 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

Uplift Homes LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

107 Brookhollow Way Pelham, AL 35124

by **Isabel Nunez Ascensio (herein referred to as "Grantee"),** whose mailing address is

102 Hill St Atabaster AL 35607

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 **4500 Wooddale Drive, Pelham, AL 35124,** 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.

\$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, 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 9 day of August, 2024.

Uplift Homes LLC, an Alabama Limited Liability Company

By: Erik C. Arias
Erik C. Arias, Managing Member

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Erik C. Arias**, whose name(s) as **Managing Member(s)** of **Uplift Homes LLC**, a/an **Alabama** corporation, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Uplift Homes LLC**, on the day the same bears date.

Given under my hand and official seal this 9 day of August, 2024.

Notary Public, State of

Printed Name

My Commission Expires:

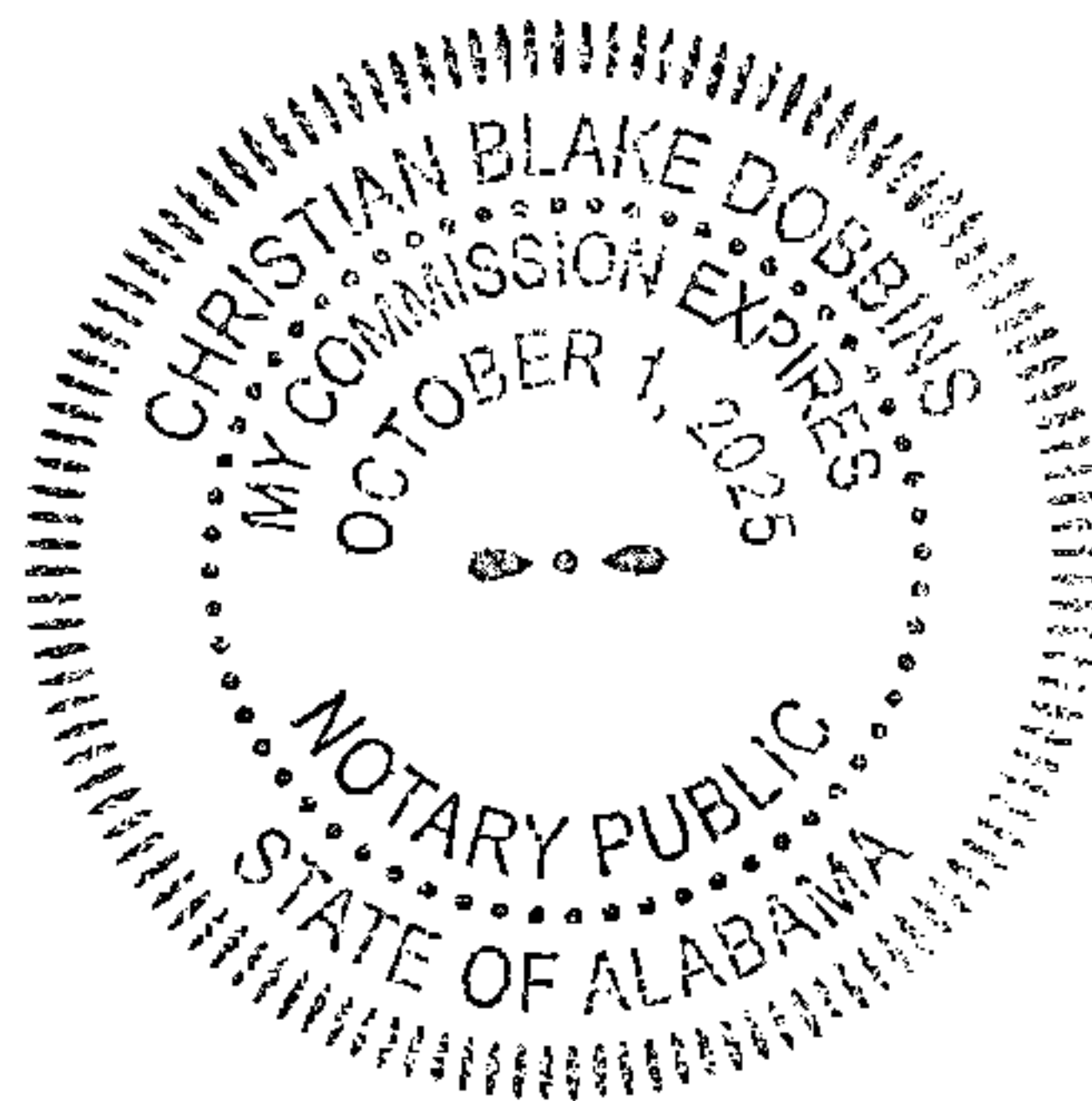
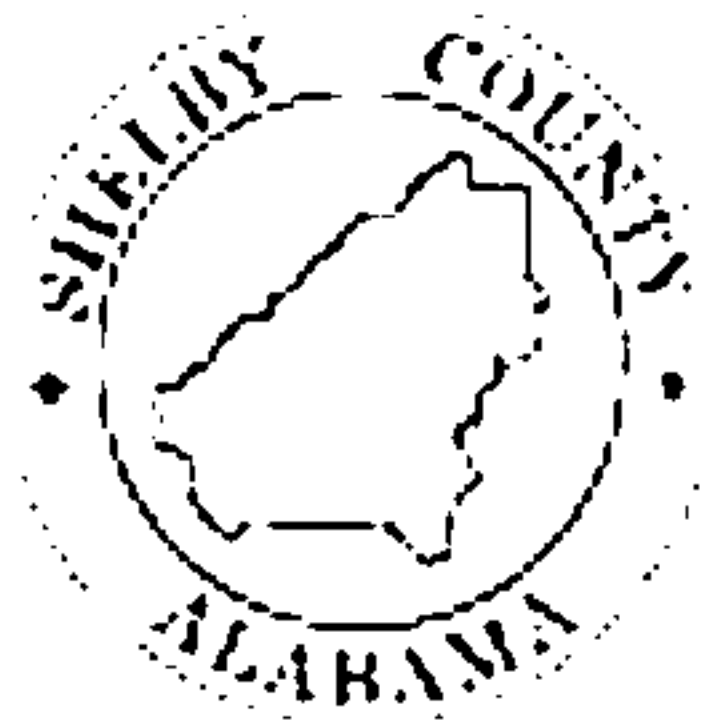


EXHIBIT A**Property 1:**

Lot 29, in Block 3, according to the Survey of Wooddale, as recorded in Map Book 5, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

Less and Except:

COMMENCE AT THE SW CORNER OF SAID LOT 29, BLOCK 3, ACCORDING TO THE SURVEY OF WOODDALE, AS RECORDED IN MAP BOOK 5, PAGE 86, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN N00°13'45"E ALONG SAID LINE 158.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°13'45"E 51.52 TO A POINT ON THE PRESENT EAST RIGHT OF WAY LINE OF SR 261; THENCE RUN ALONG SAID PRESENT R/W LINE AND THE ARC OF A CURVE, SAID CURVE BEING A CLOCKWISE CURVE HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 100°22'19", A CHORD BEARING OF S86°37'15"E, AND A CHORD OF 15.36 FEET, FOR A DISTANCE OF 17.52 FEET TO A POINT ON THE SOUTH PRESENT R/W LINE OF WOODDALE DRIVE; THENCE RUN S47°46'14"E ALONG SAID PRESENT R/W LINE FOR A DISTANCE OF 20.00 FEET TO A POINT ON SAID PRESENT R/W LINE; THENCE RUN ALONG SAID PRESENT R/W LINE AND THE ARC OF A CURVE, SAID CURVE BEING A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 160.24 FEET, A DELTA ANGLE OF 01°22'68", A CHORD BEARING OF S48°27'43"E, A CHORD LENGTH OF 3.87 FEET, FOR A DISTANCE OF 3.87 FEET TO A POINT ON THE ACQUIRED R/W LINE, (SAID POINT PERPENDICULAR TO CENTERLINE OF PROJECT AT STATION 254+70.92RT); THENCE RUN ALONG THE ACQUIRED R/W LINE AND THE ARC OF A CURVE, SAID CURVE BEING A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 6650.00 FEET, A DELTA ANGLE OF 00°24'48", A CHORD BEARING OF S43°50'51"W, AND A CHORD LENGTH OF 47.99 FEET, FOR A DISTANCE OF 47.99 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.023 ACRE(S), MORE OR LESS.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2024 09:45:35 AM
\$206.00 BRITTANI
20240812000249520

Allen S. Boyd