

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB4205

4451 Hwy 22
Montevallo, AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Million Seventy-three Thousand Six Hundred 00/100 Dollars (\$1,073,600.00.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Roger N. Wheeler and Marci D. Wheeler, a married couple** whose mailing address is:

138 Piedmont Park Montevallo AL 35115
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Roberto Martinez Hernandez** whose mailing address 4451 Hwy 22 Montevallo AL 35115

(herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 125 Elysian Way, Montevallo, AL 35115

A parcel of land in the South½ of the SW¼ of Section 4, Township 22 South, Range 3 West, more particularly described as follows:

Commence at the Southwest corner of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama and run thence S 89°18'02" E along the South line of subject Section 4, a distance of 316.07 feet to a point; thence run N 0°41'58" E a distance of 654.96 feet to the point of beginning of the property, Parcel No. 1, being described; thence continue N 0°41'58" E along last described course a distance of 699.78 feet to a point set on existing fence line ; thence run N 89°38'44" E along said fence a distance of 44.08 feet to a point at an existing fence corner; thence run S 0°56'34" E along said fence a distance of 10.49 feet to a point set an existing fence corner; thence run S 88°24'21" E along said fence a distance of 445.88 feet to a point; thence continue along said fence S 88°07'58" E a distance of 193.84 feet to a point; thence continue along said fence S 87°03'57" E a distance of 383.06 feet to a point; thence continue along said fence S 88°24'14" E a distance of 1,118.86 feet to a point on the West right of way line of Shelby County Road No. 15; thence S 3°05'21" E along said right of way line a distance of 648.12 feet to a point; thence run N 89°18'05" W a distance of 2,228.31 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$966,240.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of Aug, 2024

Roger N. Wheeler (Seal)
Roger N. Wheeler

Marci D. Wheeler (Seal)
Marci D. Wheeler

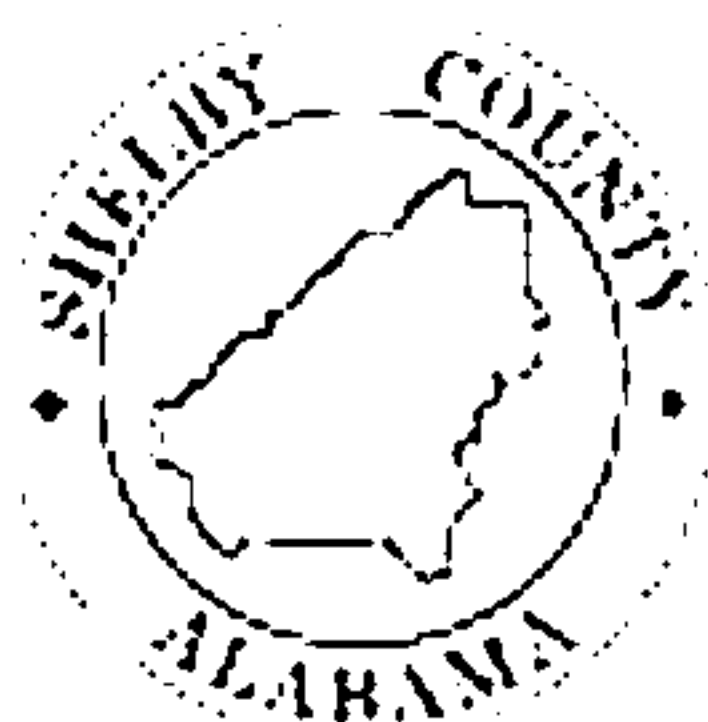
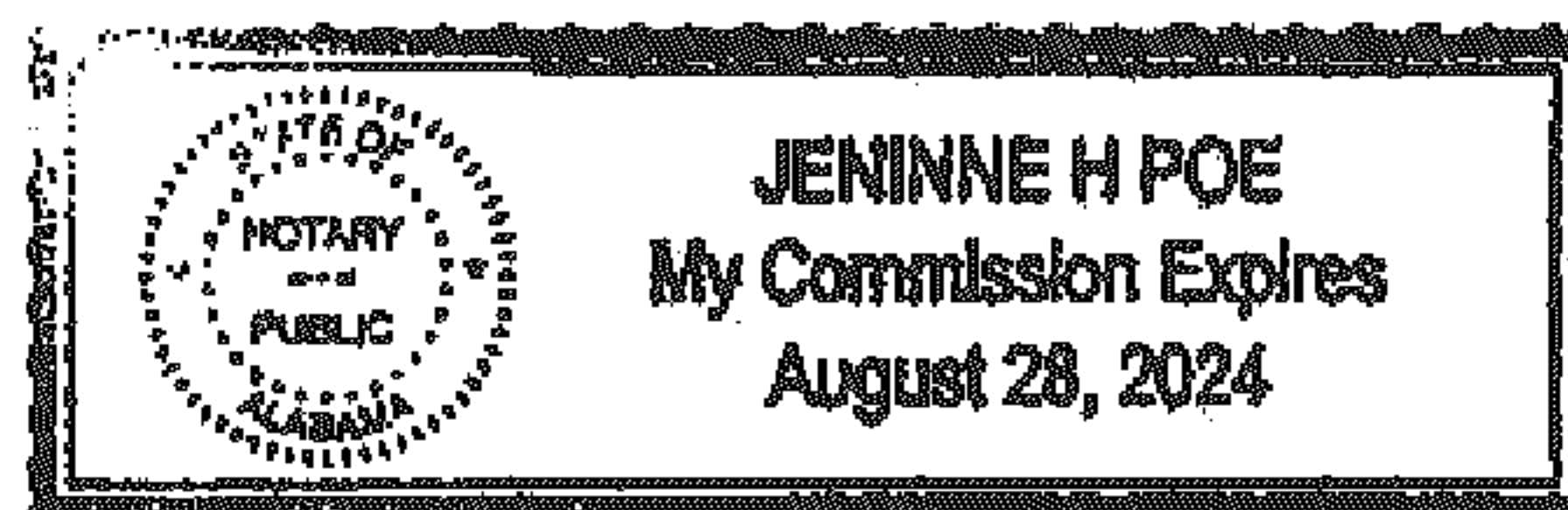
STATE OF Alabama Shelby County ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Roger N. Wheeler and Marci D. Wheeler** name 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 this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 23rd day of Aug, 2024

My Commission Expires: 8/28/24

Jeninne H Poe
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/26/2024 08:40:56 AM
\$132.50 JOANN
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Allen S. Bayl