



20240913000285920 1/5 \$114.00
Shelby Cnty Judge of Probate, AL
09/13/2024 03:46:54 PM FILED/CERT

This instrument was prepared by:

JOSEPH B. PINEDA

232 SILVER CREEK PARKWAY

ALABASTER, AL 35007

Once recorded, return to:

IRIS JANETH RODRIGUEZ & FRANCISCO J AVIER PINEDA

145 LONGFEATHER LN

ALABASTER, AL 35007

This Space for Recorder's Use Only.

Alabama General Warranty Deed

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

EIGHTY THOUSAND US Dollars (\$ 80,000.00) in hand, paid to

AMADO ALBERTO GUTIERREZ, a single individual

with an address of 2002 MORGAN RD, BESSEMER, AL 35022

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

IRIS JANETH RODRIGUEZ AND FRANCISCO J PINEDA, a single individuals

with an address of 145 LONGFEATHER LN, ALABASTER, AL 35007

(the "Grantee" or "Grantees"), its successors and assigns the following-described real property,

lying, being and situated in Shelby County, Alabama, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 12701031

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

A mortgage ☐ is -OR- ☒ is not being simultaneously recorded on the property

Until amended, tax information shall be sent to:

Name: IRIS JANETH RODRIGUEZ & FRANCISCO J AVIER PINEDA

Address: 145 LONGFEATHER LN, ALABASTER, AL 35007

Page 1 of 4

222 SHANNON LN, MONTEVALLO AL 35007

Shelby County, AL 09/13/2024
State of Alabama
Deed Tax: \$80.00



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SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year 2025 and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Grantor Signature:

Amado Gutierrez

Date:

8-23-2024

Printed Name:

AMADO ALBERTO GUTIERREZ

Grantor Signature:

Date:

Printed Name:



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NOTARY ACKNOWLEDGMENT

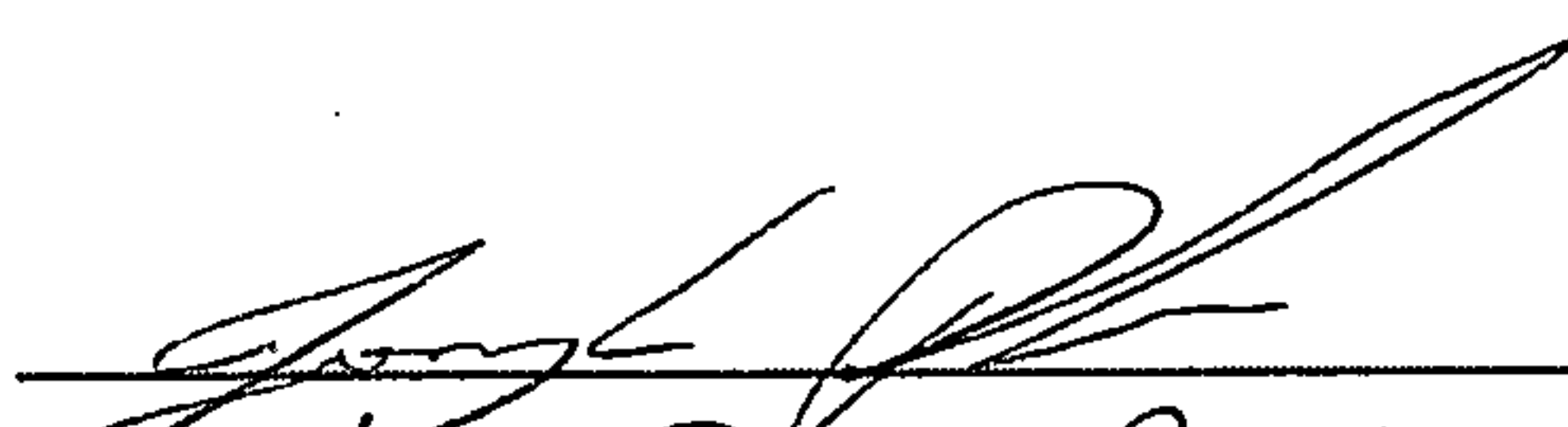
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Alabama)
County of Shelby)

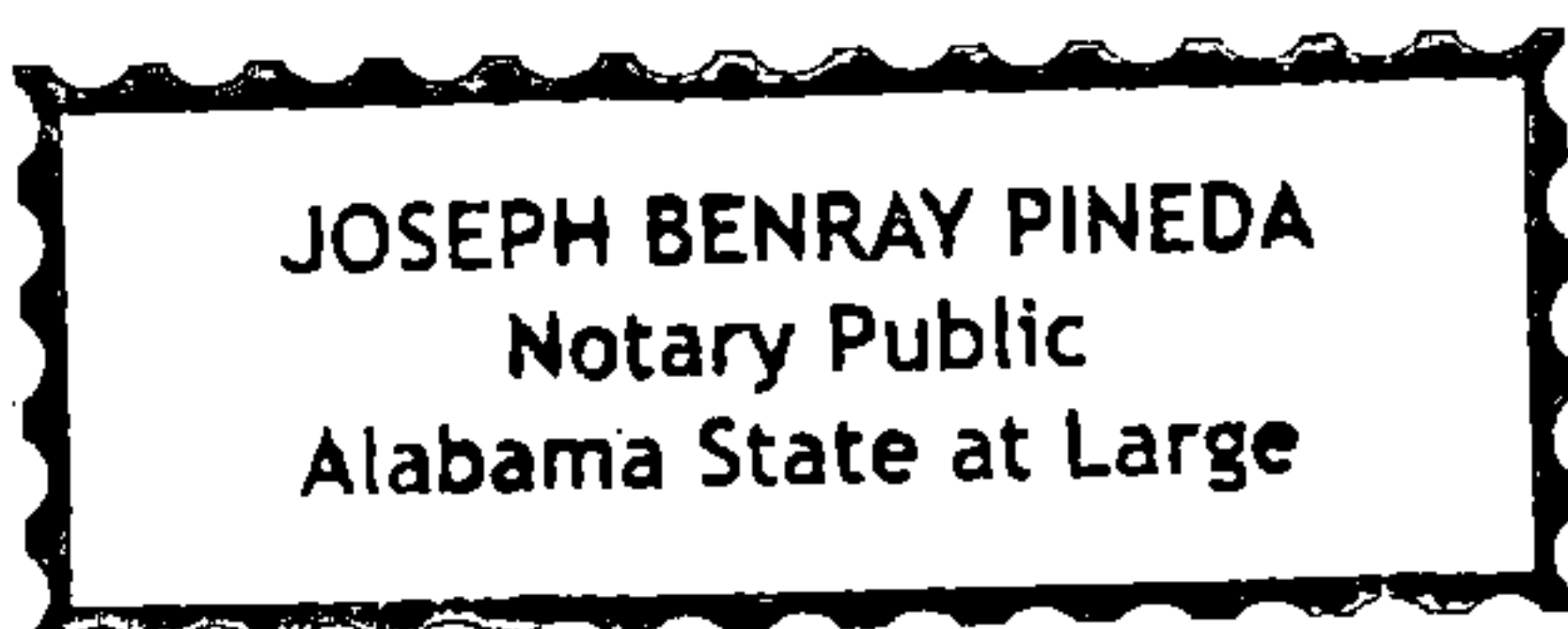
On August 23, 2024 before me, Joseph Benray Pineda,
personally appeared Amado Alberto Botierrez, Iris Janeth Rodriguez, Francisco J Pineda
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they 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 Alabama that the foregoing paragraph
is true and correct.

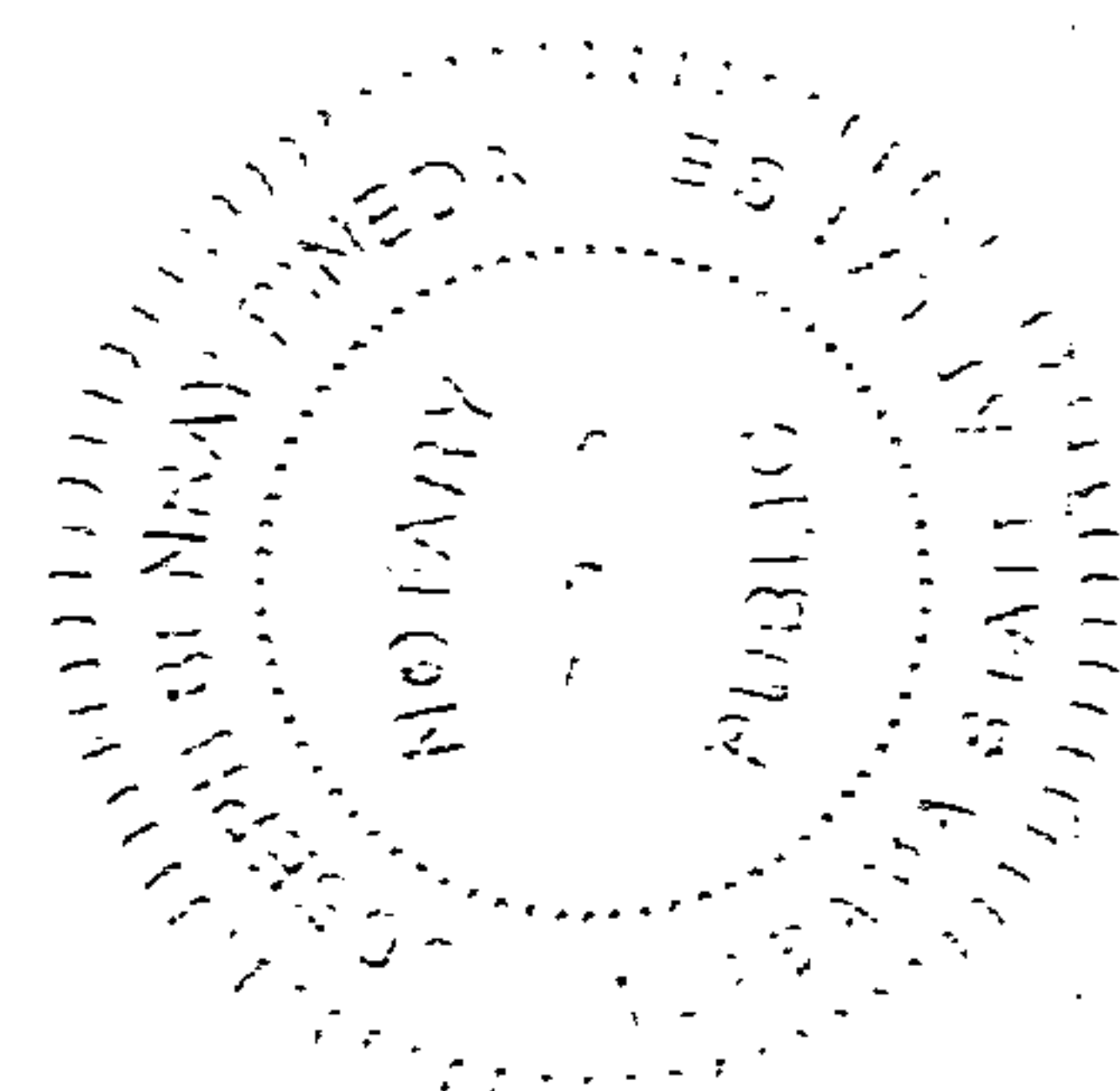
WITNESS my hand and official seal.

Signature 
Printed Name Joseph Benray Pineda
My Commission Expires May 2, 2027

(Seal)



My Commission Expires
May 2, 2027





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EXHIBIT A

Legal description of the real property being conveyed by this instrument.

222 SHANNON LN, MONTEVALLO, AL 35115. Parcel 2 6.51 Acres n 89' 46' 27" W 396.64' N 0' 00' 00" W
908.56 N 86' 41' 11" W 324.90' S 86' 41' 11" E 200.40 S 16' 04' 02" E 223.09' S 21' 02' 59" E 222.50' S 1'
24' 08" E 241.37' S 11' 46' 05" E 240.27'

