

Send Tax Notice to:
Denys Vladimir Cruz and Santos
Estela Cruz, Trustees of The Cruz
Living Trust dated December 12,
2022

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

File: **BHM-24-7288**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THIRTY THREE THOUSAND AND 00/100 (\$333,000.00) 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 **Harvey Bascum Brasher and Julia Sandlin Brasher, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

840 Fish Camp Road, Chelsea, AL 35043

by **Denys Vladimir Cruz and Santos Estela Cruz, Trustees of The Cruz Living Trust dated December 12, 2022 (herein referred to as "Grantee")**, whose mailing address is

26815 Sassafras Court, Santa Clarita, CA 91387

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 **11504 and 11492 County Road 11, Chelsea, AL 35243**, 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 26th day of September, 2024

Harvey Bascum Brasher
Harvey Bascum Brasher

Julia Sandlin Brasher
Julia Sandlin Brasher

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Harvey Bascum Brasher and Julia Sandlin Brasher 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 26th day of September, 2024.

[Signature]
Notary Public
My Commission Expires:

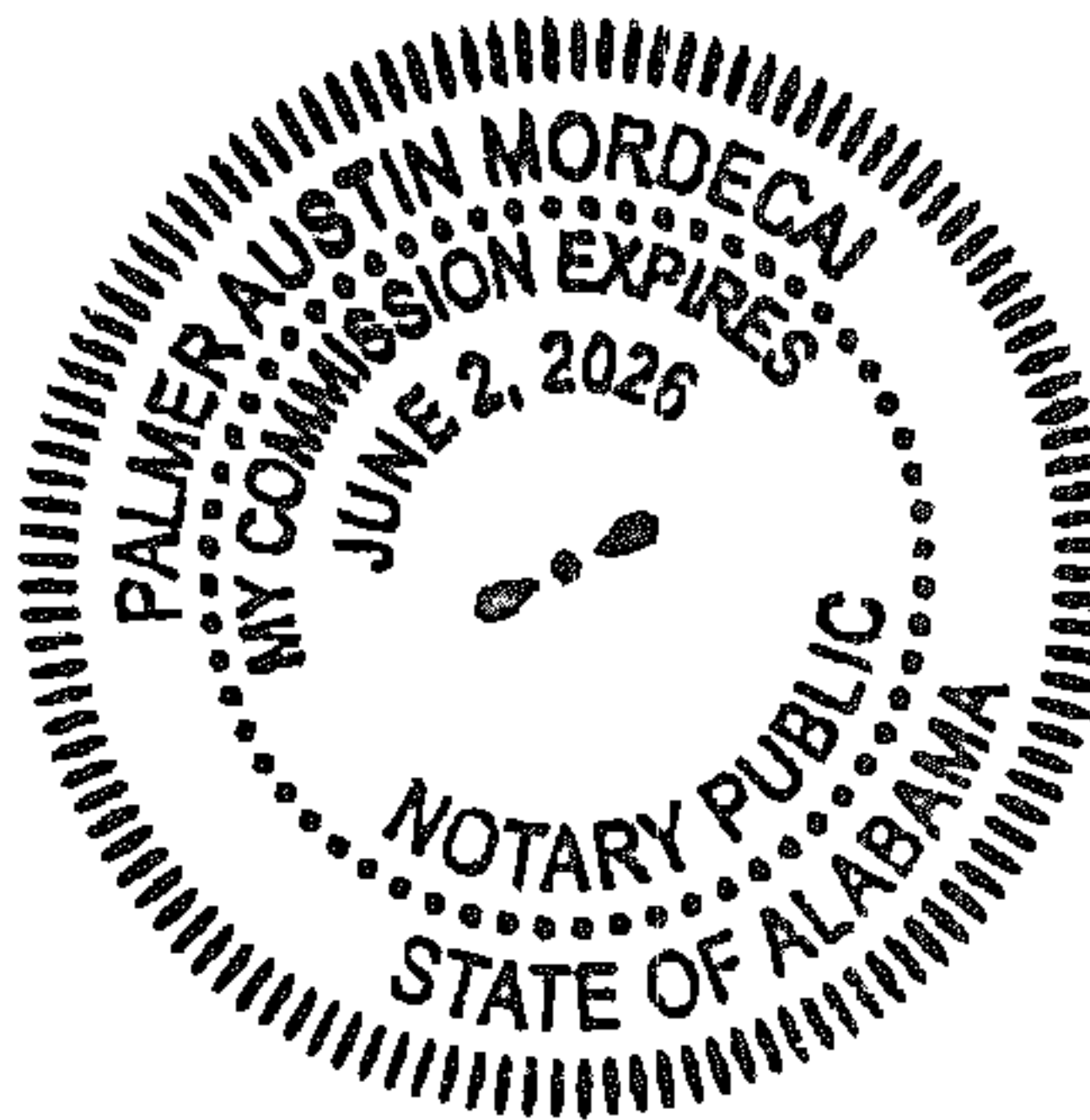


EXHIBIT A

Property 1:

Parcel 1:

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 section; thence in a Westerly direction, along South line of said Section a distance of 443.71 feet to the point of beginning; thence continue along last described course a distance of 103.29 feet, thence 57 deg. 53 min. 37 sec. right in a Northwesterly direction a distance of 286.66 feet to the Southeasterly right of way of Shelby County Highway 11; thence 90 deg. right, in a Northeasterly direction along said right of way a distance of 315.0 feet; thence 123 deg. 40 min. right, in a Southerly direction a distance of 410.39 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel 2:

The following described situated in the SE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 West, described as follows: Commence at the SE corner of said 1/4-1/4 Section and run thence Westerly along the Southern boundary a distance of 443.71 feet to point of beginning of the property herein conveyed; thence turn to the right and run in a Northerly direction parallel with the East boundary of said 1/4 1/4 Section a distance of 460.00 feet, more or less, to the center of Shelby County Highway #11, thence turn to the left and run along the center of said Highway a distance of 870 feet, more or less to point where the center of said highway intersects the Southern boundary of said 1/4-1/4 Section; thence turn to the left and run in an Easterly direction along the Southern boundary of said 1/4 1/4 Section to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/26/2024 03:41:02 PM
\$361.00 CHARITY
20240926000299880

Allen S. Bayl