

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Castaneda Oscar Vazquez and
Ramos Gisselin Maydeli Villaibos
1564 Kent Dairy Road Lot 736
Alabaster, AL 35007

Done without benefit of title insurance

STATE OF ALABAMA)
SHELBY COUNTY)
WARRANTY DEED

20241004000311440 1/2 \$63.00
Shelby Cnty Judge of Probate, AL
10/04/2024 12:13:59 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for sum of \$38,000.00 (Thirty-eight thousand dollars, DIANA B. ROPER, a widow woman, being the sole surviving Grantee of the Joint Tenant Rights of Survivorship deed found at Book 354 Page 711 at the office of the Judge of Probate Shelby County, Henry Grady Roper having died on the 25th day of November, 2020 hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto CASTANEDA OSCAR VAZQUEZ , a married man, and RAMOS GISSELIN MAYDELI VILLAIOSBOS, a married woman, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A showing two parcels of property (reference the following parcel numbers:
Parcel 27 4 19 2 001 006.000
Parcel 27 4 19 2 001 002.001

Note: This property is NOT homestead property for the Grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and her heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 11th day of April, 2024 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR
Diana B Roper (L.S.)
DIANA B. ROPER

STATE OF ALABAMA)
SHELBY COUNTY)
ACKNOWLEDGMENT

Shelby County, AL 10/04/2024
State of Alabama
Deed Tax: \$38.00

I, Regina R Latham, a Notary Public for the State at Large, hereby certify that the above posted name, DIANA B. ROPER, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11th day of April, 2024.

Regina R Latham
NOTARY PUBLIC
My Commission Expires: 5/17/2027

REGINA R LATHAM
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 17, 2027



20241004000311440 2/2 \$63.00
Shelby Cnty Judge of Probate, AL
10/04/2024 12:13:59 PM FILED/CERT

Exhibit A

130 Clover Ln
Montevallo AL 35115

Lot 6, in Block 2, according to Thomas' Addition to the Town of Aldrich, as recorded in Map Book 3, Page 52, in the Probate Office of Shelby County, Alabama.

Property is not the Homestead of the Grantor.

Property will not become the Homestead of the Grantee.

Property Tax ID#: 27-4-19-2-001-005.000

Inst # 1999-21640

05/24/1999-21640
11:34 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 HHS 11.00

BOOK 354 PAGE 711

A parcel of land containing 3.35 acres, more or less, located in the East Half of the NW $\frac{1}{4}$ of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Begin at the NW corner of Lot 6, Block 2 of Thomas' Addition to the Town of Aldrich, as recorded in Map Book 3, Page 52, in the Office of the Judge of Probate, Shelby County, Alabama; Thence looking East along the North line of said Lot 6 turn left 65° 18' 00" a distance of 303.48 feet; Thence turn right 00° 19' 00" a distance of 580.46 feet; Thence turn right 59° 36' 20" a distance of 134.24 feet; Thence turn right 105° 05' 52" a distance of 164.81 feet; Thence turn right 22° 35' 00" a distance of 146.77 feet; Thence turn left 24° 53' 59" a distance of 36.89 feet; Thence turn right 28° 03' 29" a distance of 59.00 feet; Thence turn left 14° 03' 59" a distance of 190.05 feet; Thence turn left 17° 55' 01" a distance of 152.52 feet; Thence turn left 00° 26' 30" a distance of 117.13 feet to the NE corner of Park Street; Thence turn right 92° 34' 50" along the North end of Park Street a distance of 30.60 feet to the NE corner of said Lot 6; Thence turn left 05° 37' 02" along the North line of said Lot 6 a distance of 245.44 feet to the point of beginning, according to the survey of Johnye Horton dated March 26, 1984.