

SEND TAX NOTICE TO:
Mallorie Elise Duvall and Alex Ruiz
44 School Street
Wilsonville, AL 35186

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FIVE THOUSAND NINE HUNDRED AND 00/100 (\$205,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael W. Adams, a married man, and Mafus R. Bird, Jr., an unmarried man**, whose address is 9521 Dolton Way, Highlands Ranch, CO 80126 (hereinafter "Grantor", whether one or more), by **Mallorie Elise Duvall and Alex Ruiz**, whose address is 44 School Street, Wilsonville, AL 35186 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Mallorie Elise Duvall and Alex Ruiz, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 44 School Street, Wilsonville, AL 35186 to-wit:**

A PARCEL OF LAND IN THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST AND RUN THENCE SOUTH 00 DEGREES 18 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1771.31 FEET TO A POINT; THENCE SOUTH 89 DEGREES 31 MINUTES 41 SECONDS WEST A DISTANCE OF 600.22 FEET TO AN IRON FOUND AT THE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 20 MINUTES 53 SECONDS WEST A DISTANCE OF 135.92 FEET TO AN IRON FOUND; THENCE SOUTH 84 DEGREES 26 MINUTES 32 SECONDS WEST A DISTANCE OF 135.96 FEET TO AN IRON FOUND; THENCE SOUTH 05 DEGREES 25 MINUTES 38 SECONDS EAST A DISTANCE OF 133.32 FEET TO AN IRON FOUND, THENCE NORTH 85 DEGREES 32 MINUTES 52 SECONDS EAST A DISTANCE OF 133.42 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Parcel ID #: 20 1 01 1 001 030.000

The subject property conveyed herein does not constitute the homestead of the Grantors, Michael W. Adams and Mafus R. Bird, Jr., nor the homestead of their respective spouses, if any.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$205,900.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 24th day of October, 2024.




Michael W. Adams

STATE OF COLORADO

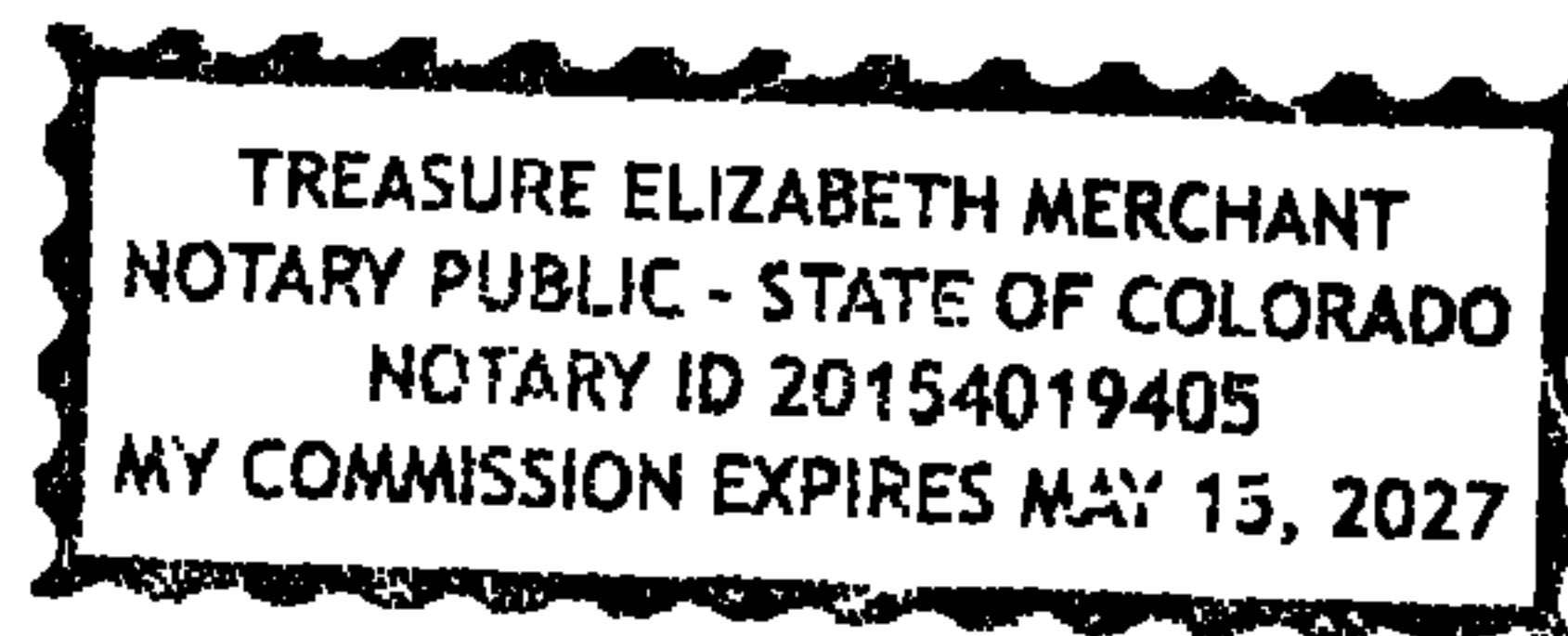
COUNTY OF Douglas

I, the undersigned Notary Public in and for said County and State, hereby certify that **Michael W. Adams**, whose name 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 executed the same voluntarily on the day the same bears date.

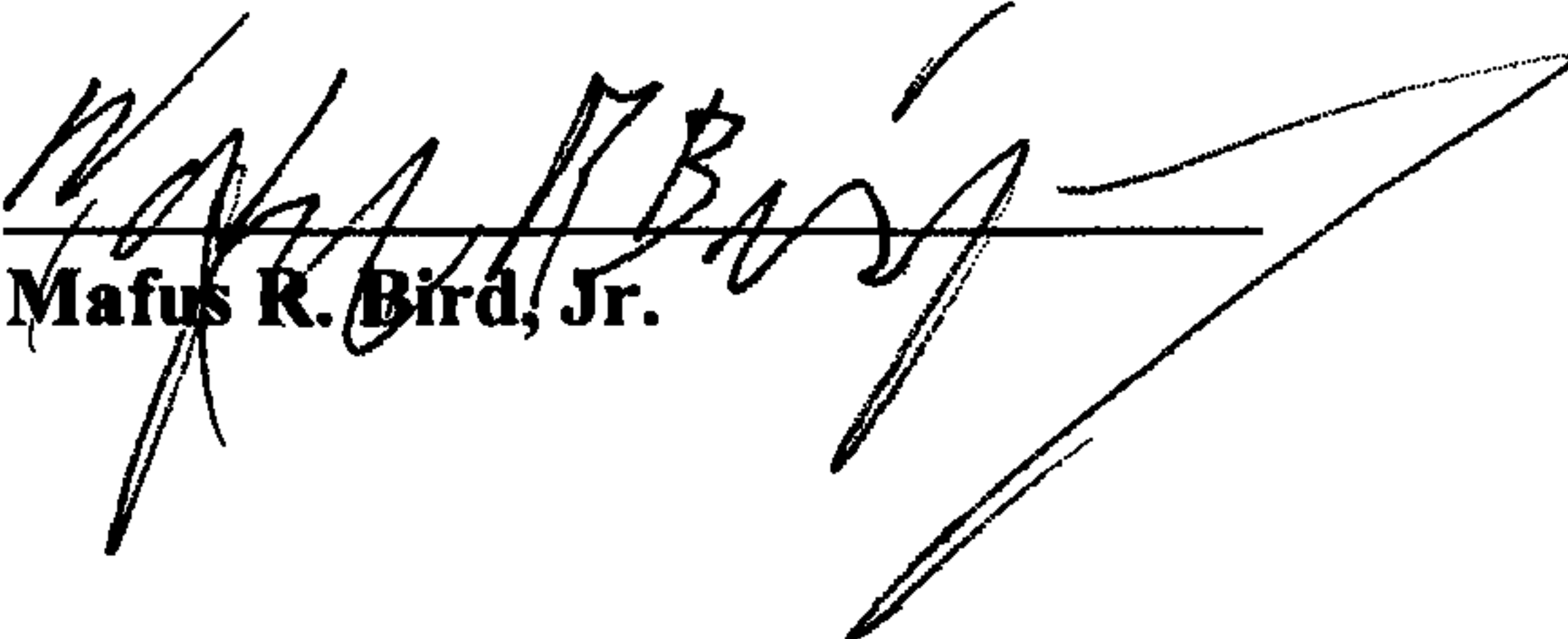
Given under my hand and official seal this 24th day of October, 2024.



Notary Public
Print Name: Treasure Elizabeth Merchant
My Commission Expires: 05-15-2027



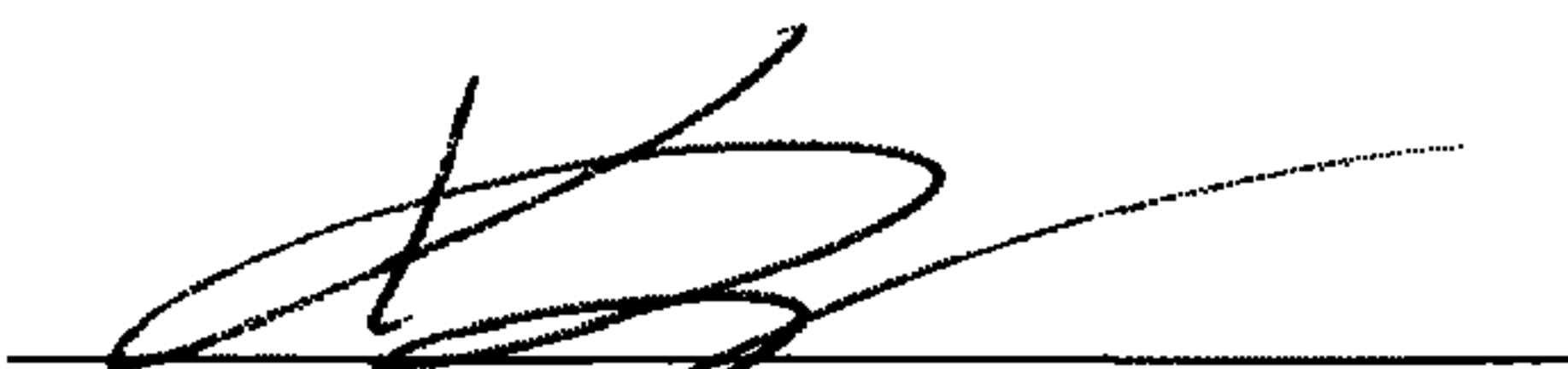
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 28th day of October, 2024.

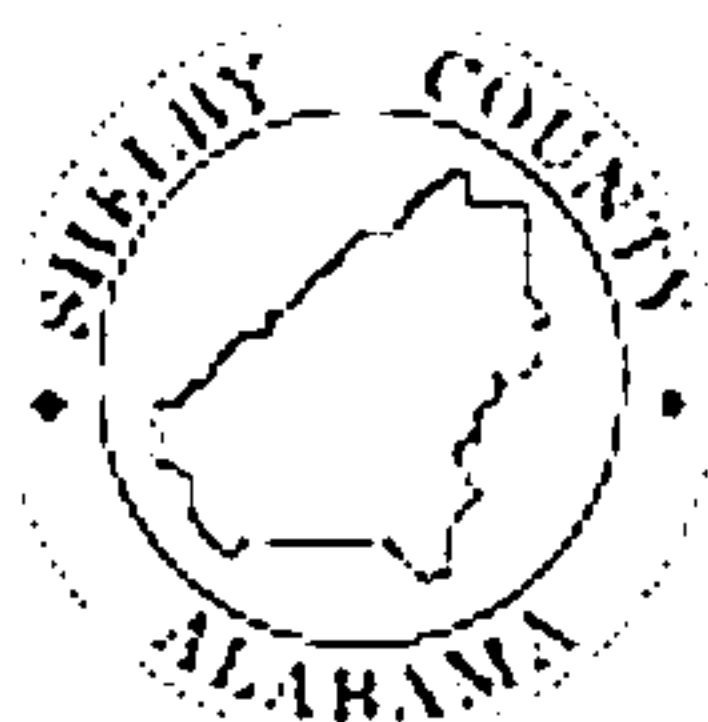
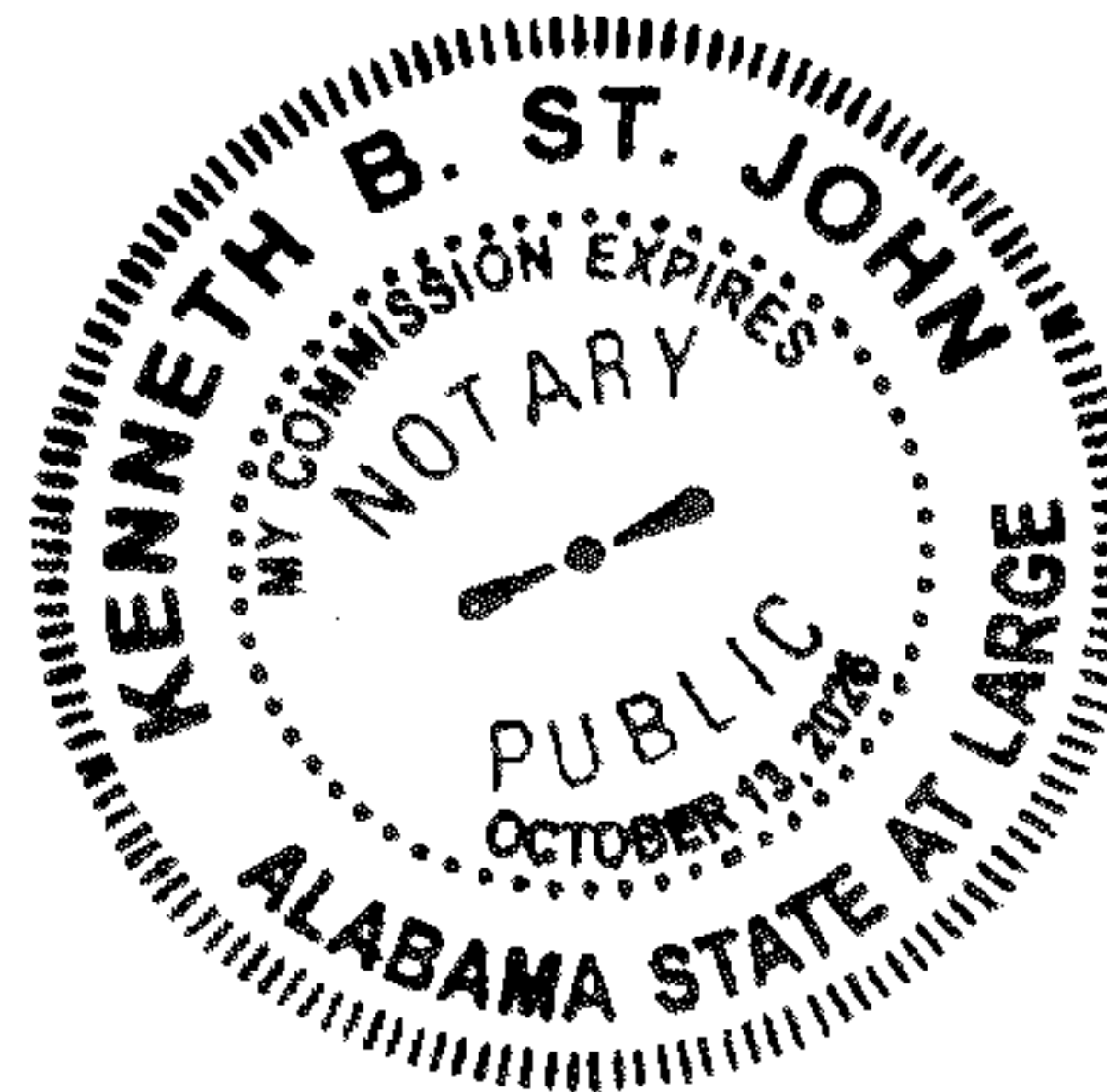
* 
Mafus R. Bird, Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Mafus R. Bird, Jr.** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, 2024.


Notary Public
Print Name: Kenneth B St John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/29/2024 12:23:47 PM
\$29.00 JOANN
20241029000337790

