

Send Tax Notice to:
Felipe Garcia-Montano and Arcelia
Garcia
9129 Cypress Ave
Fontana, CA 92335

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-7735**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00) 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 **James C. LaRussa, Jr., a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

225 Oxmoor Circle, HOMEWOOD, AL 35209

by **Felipe Garcia-Montano and Arcelia Garcia (herein referred to as "Grantee," whether one or more)**, whose mailing address is

9129 Cypress Ave, Fontana, CA 92335

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **109 1st Avenue West, Helena, AL 35080**, 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, 2025 AND THEREAFTER.

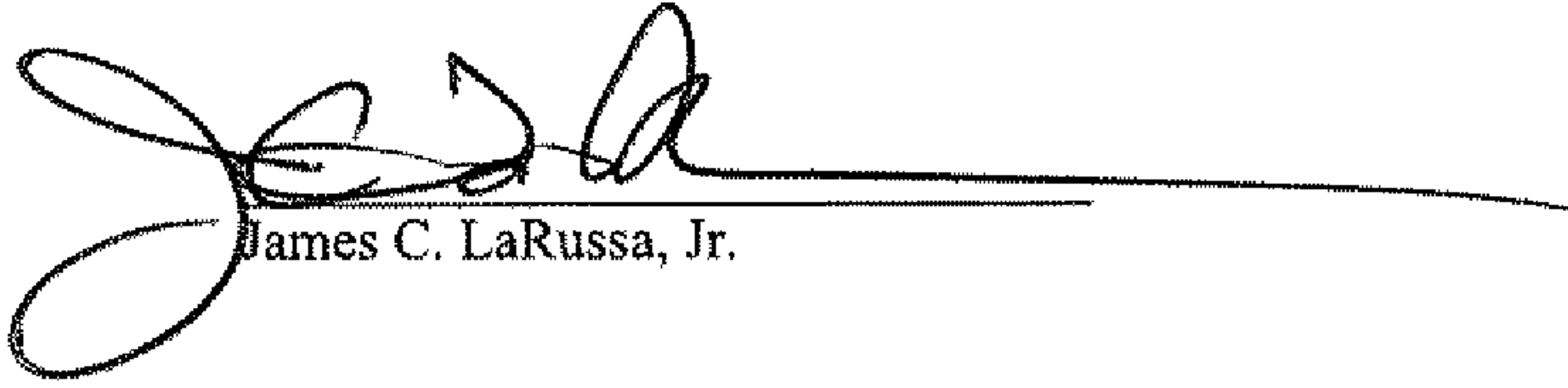
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 25th day of October, 2024.


James C. LaRussa, Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that James C. LaRussa, Jr. 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 25th day of October, 2024.

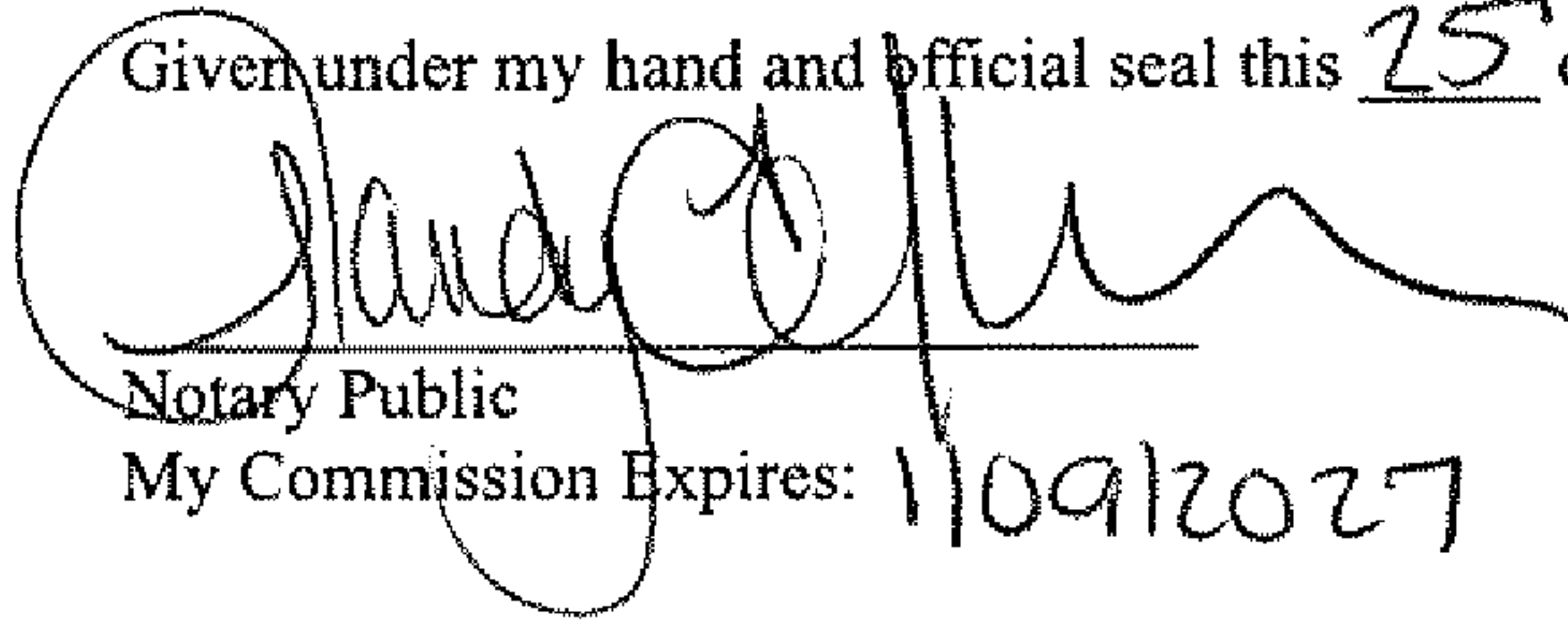

Notary Public
My Commission Expires: 1109/2027



EXHIBIT A

Property 1:

A part of Lot 1 in Block 5 in the Town of Helena, Alabama according to the Plat of said town as surveyed by Joseph Squire V.S. as recorded in Map Book 3, Page 121, described as follows: Commencing at the Northwest corner of said Lot on 1st Avenue on Branch Alley, thence Easterly along 1st Avenue 170 feet to a found iron pin; thence in a Southerly direction with an interior angle of 89° 33' 07" counterclockwise 119.97 feet to a found iron pin; thence in a Westerly direction with an interior angle of 94° 01' 29" counterclockwise 137.56 feet to a found iron pin on Branch Alley; thence in a Northerly direction with an interior angle of 100° 18' 24" counterclockwise along Branch Alley 132.42 feet to the point of commencement, said alley established by deed and existing monuments, situated in the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 20, Range 3 West, Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/29/2024 02:01:16 PM
\$218.00 BRITTANI
20241029000338140**

Alvin S. Bayl