

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB4343

125 Elysian Way
Montevallo, AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Twenty-five Thousand and 00/100 Dollars (\$225,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Lucky Scherer and wife Kim O. Scherer** whose mailing address is: 440 River Dr., Wilsonville, AL 35186 and herein referred to as grantor, (whether one or more), grant, bargain, sell and convey unto **Roberto Martinez Hernandez** whose mailing address **125 Elysian Way Montevallo, AL 35115** (herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, having a property address of 432 W. College St., Columbiana, AL 35051

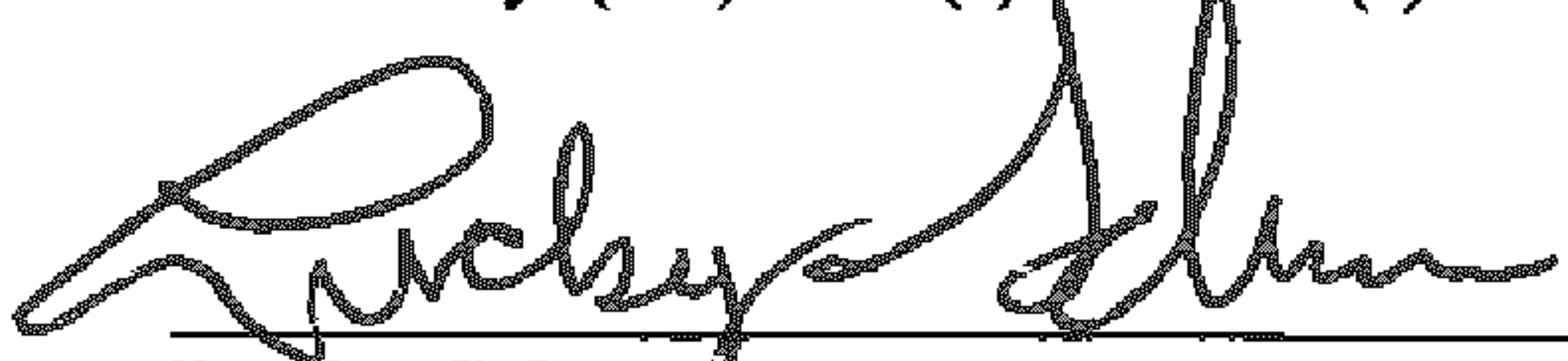
Commence at the NW corner of section 26, Township 21 South, range 1 West;; thence run South along the West line of said section A distance of 1307.43 feet to the SE Right Of Way line of the Southern Railroad: thence turn an angle of 124 degrees 06 minutes 19 seconds to the left and run along said Railroad Right Of Way a distance of 320.96 feet to the point of beginning; thence continue along said railroad right of way a distance of 90. feet; thence turn an angle of 105 degrees 07 minutes 26 seconds to the right and run a distance of 257.29 feet to a point on the North Right of way of Alabama State Highway No 70; thence turn an angel of 96 degrees 00 minutes 04 seconds to the right and run along said highway right of way a distance of 98.00 feet; thence turn an angle of 86 degrees 42 minutes 30 seconds to the right and run a distance of 223.82 feet to the point of beginning in Shelby County, Alabama


Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$157,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of December, 2024


Lucky Scherer (Seal)

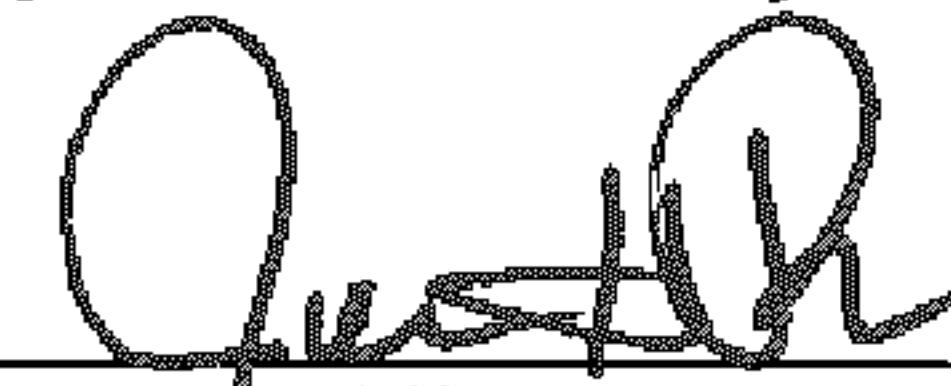

Kim O. Scherer (Seal)

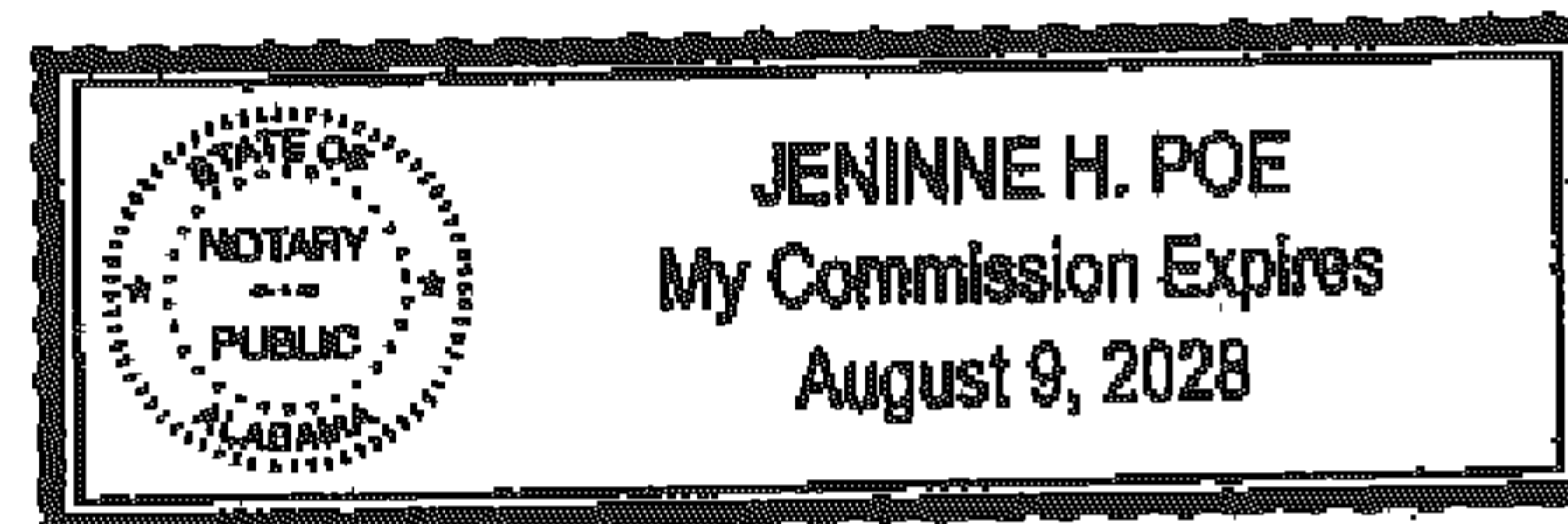
STATE OF Alabama Shelby County ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Lucky Scherer and Kim O. Scherer** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 2nd day of December, 2024

My Commission Expires: 8-9-2028


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2024 02:52:00 PM
\$92.50 JOANN
20241203000372700

Allen S. Bayl