



20241204000373660 1/2 \$95.00
Shelby Cnty Judge of Probate, AL
12/04/2024 11:52:23 AM FILED/CERT

70,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Claudia Aguilar Ramirez
296 Hwy 223
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of seventy thousand dollars and to fulfill the terms of a realty sales contract between the parties, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **MICHEAL BLACKMON**, a married man, of 584 County Road 868, Montevallo, AL 35115, and **JAMES R BLACKMON**, a married man, of BX 182, Montevallo, AL 35115, do grant, bargain, sell, and convey unto **CLAUDIA AGUILAR RAMIREZ**, a married woman, of 296 Hwy 223, Montevallo, AL 35115, the following described real estate situated in Chilton County, Alabama, to-wit:

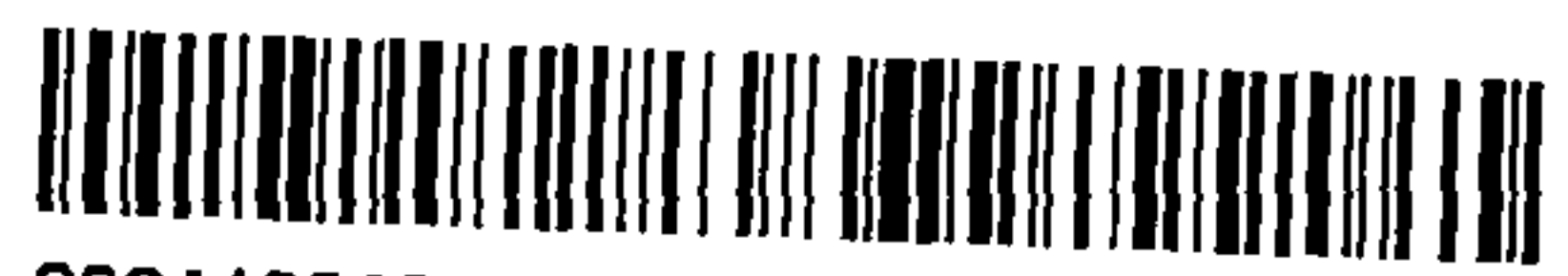
Commence at the NE corner of Lot 5A, according to a survey recorded at Map Book 3, page 49 of the Shelby County Probate records, and run thence SE 125.11 feet along the right of way of Brickyard Road to the Point of Beginning: Thence continue 121.59 feet on said right of way, thence run Wly 365.17 feet; thence run Nly 77.51 feet; thence run NEly 313.83 feet to the Right of Way and Point of Beginning.

All in §19, Twp 22S, R 3W, assigned ad valorem tax parcel number 27 4 19 1 001 014.003, and containing ±.736 acres. It is the intent of this instrument to convey all property owned by grantors in §19, Twp 22S, R 3W, whether or not correctly described above.

Along with a mobile home on the property, serial number CLAO55559TN.

The conveyed property has been assigned ad valorem tax parcel number 27-04-19-1-001-014.003 and a street address of 296 Hwy 223, Montevallo, AL 35115.

Shelby County, AL 12/04/2024
State of Alabama
Deed Tax: \$70.00



20241204000373660 2/2 \$95.00
Shelby Cnty Judge of Probate, AL
12/04/2024 11:52:23 AM FILED/CERT

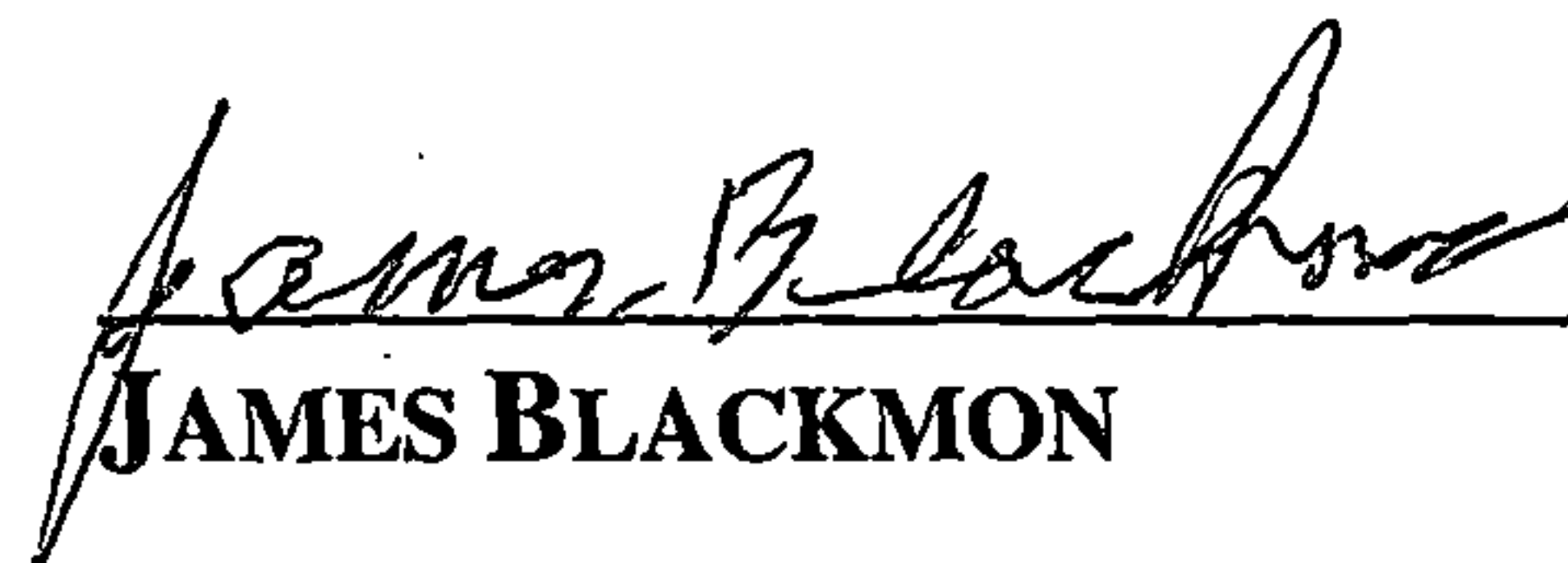
The conveyed property forms no part of nor adjoins the homestead of any grantor herein. Each grantor possesses other property which does serve as homestead.

To have and to hold to the said grantee and to her heirs and assigns forever, together with every contingent remainder and right of reversion.

We do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 30 October 2024.

Witness:

 (Seal)
JAMES BLACKMON

 (Seal)
MICHEAL BLACKMON

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **MICHEAL BLACKMON AND JAMES BLACKMON**, whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 October 2024.



Notary public

My commission expires

2-27-25