

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

608 Creekview Dr.
Pelham, AL 35124

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Maciel Construction LLC, an Alabama limited liability company, in hand paid by the GRANTEE(S), Cendy Gallardo Aranza, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

A part of the NW 1/4 of the NW 1/4 of Section 2, Township 21, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commencing at the SE corner of the NW 1/4 of the NW 1/4 of Section 2 and run North along East line of said forty a distance of 629.2 feet; thence run West 690 feet for a point of beginning; thence continue West 210 feet; thence run South 100 feet; thence East 210 feet; thence run North 100 feet to the point of beginning.

Subject to easement to Southern Natural Gas Company, if same crosses property.

NOTE: \$100,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Instrument 20241018000328240

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs and assigns in
fee simple forever.

Grantor(s) makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor(s) have not permitted or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor(s).

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 9th day of December, 2024.

Maciel Construction LLC

By: Adalberto Maciel Sanchez, Managing Member

State of Alabama
County of Chilton

I, a Notary Public, in and for said County, in said State, hereby certify that Adalberto Maciel Sanchez, Managing Member of Maciel Construction LLC 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, as such officer and with full authority and power, executed the same as and for the act of on the day the same bears date.

Address of Grantee:
608 Creekview Dr.
Pelham, AL 35120

Address of Grantor:
1929 Co Rd 454
Clanton, AL 35053

Property Address:
300 10th St SW
Alabaster, AL 35007

Real Value: \$200,000.00

**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2024 12:44:04 PM
\$125.00 BRITTANI
20241210000379560**



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