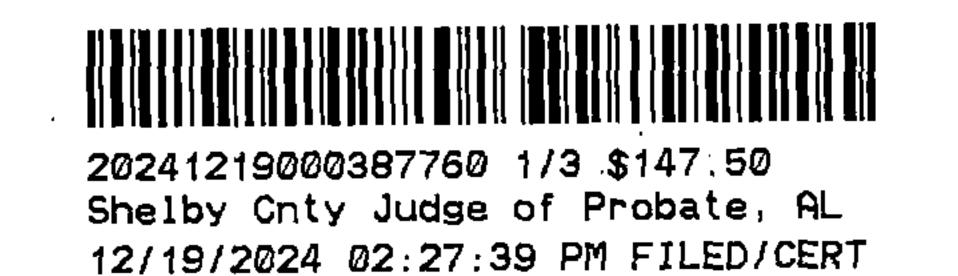
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE. LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by: Mike T. Atchison P O Box 822 Columbiana, AL 35051



Send Tax Notice to: Javier Omar Alcaraz Maria DeJesus Lopez 2059 Hwy 30 Columbiana, Al 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED NINETEEN THOUSAND ONE HUNDRED SEVENTY DOLLARS AND NO CENTS (\$119,170.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, George A. Nix, a married man (herein referred to as Grantors) grant, bargain, sell and convey unto Javier Omar Alcaraz and Maria DeJesus Lopez, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate, situated in: SHELBY County, Alabama, towit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of grantor or spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal th	is day of December 2024.
George A. Wix	appli -
STATE OF ALABAMA) COUNTY OF SHELBY)	Shelby County, AL 12/19/2024 State of Alabama Deed Tax:\$119.50

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *George* A. Nix, whose names are signed to the foregoing conveyance, and who are 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 6^{10} day of December 2024.

Commission Expires:

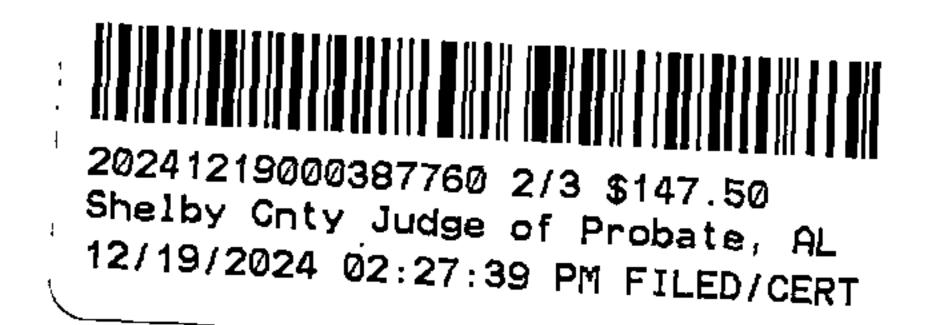


EXHIBIT A - LEGAL DESCRIPTION

Commence at the SW corner of the SE ¼ of the NW ¼ of Section 20, Township 21 South, Range 1 East, Shelby County Alabama; thence N00°00'00" W a distance of 780.00' to the Northerly R.O.W. line of Shelby County Highway 30; thence N58°22'00" E and along said R.O. W. line a distance of 550.84' to the POINT OF BEGINNG; thence N54°41'32" E and along said R.O.W. line a distance of 140.34'; thence N31°53'02" W and leaving said R.O.W. line a distance of 224.20'; thence S50°33'41" W a distance of 177.52'; thence S41°37'00" E a distance of 212.30' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

Mailing Address Date of Sale Total Purchase Price Actual Value North Actual Value Assessor's Market Value Assessor's Market Value Assessor's Market Value Mailing Address Total Purchase Price Actual Value North Actual Value North Actual Value Mailing Address Total Purchase Price Actual Value North Actual Value North Actual Value Nation Actual Value Mailing Address Total Purchase Price Actual Value Nation Actual Value Nation Actual Value Nation Mailing Address Total Purchase Price Actual Value Nation Act	This	Document must be filed in accor		5, Section 40-22-1	
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