

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
VANNY MARTINEZ HERNANDEZ
1099 COUNTY ROAD 36
CHELSEA, ALABAMA 35043

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **NINETY SEVEN THOUSAND THREE HUNDRED SEVENTY SEVEN AND 94/100 DOLLARS (\$97,377.94)** to the undersigned GRANTOR, **SHIELD PROPERTY SOLUTIONS, LLC**, an Alabama Limited Liability Company (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **VANNY MARTINEZ HERNANDEZ**, (herein referred to as GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the Southwest corner of the Northwest quarter of the Southeast quarter, Section 26, Township 19 South, Range 1 West; thence Easterly 327.47 feet to the centerline of a county road; thence left 45 degrees 54 minutes and run along said centerline 287.76 feet; thence right 25 degrees 10 minutes and run 59.66 feet to the intersection of the Northerly right of way of Chelsea Road and the Southerly right of way of Williamson-Chelsea Road; thence Left 39 degrees 22 minutes 27 seconds and run along said Southerly right of way 200.0 feet to the point of beginning; thence right 109 degrees 14 minutes 22 seconds and run 128.0 feet to a red oak tree; thence right 25 degree 45 minutes 44 seconds and run 100.0 feet to the Northerly right of way of Chelsea Road; thence left 84 degrees 46 minutes 16 seconds and run along the chord of a curve to the left 63.23 feet to the intersection of the Northerly right of way of Chelsea Road and the West right of way of Williamson Road; thence 96 degrees 42 minutes 32 seconds left and run along chord of the West right of way 331.11 feet to the intersection of the West right of way of Williamson Road and the Southerly right of way of Williamson-Chelsea Road; thence left 133 degrees 31 minutes 18 seconds and run along the chord of a curve to the right 155.59 feet to the point of beginning. Being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2025, which are a lien but not yet due and payable until October 1, 2025.
2. Restrictive Covenants, if any.
3. Less and except any portion of the land lying within any road right of way.


\$97,377.94 of the hereinabove consideration was paid from a purchase money mortgage in the amount of \$105,000.00 of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR, by its MEMBER, ADAM A. HOBSON, who is authorized to execute this conveyance, has hereto set its signature and seal this 18TH day of DECEMBER, 2024.

SHIELD PROPERTY SOLUTIONS, LLC


BY: 
ADAM A. HOBSON
AS: MEMBER

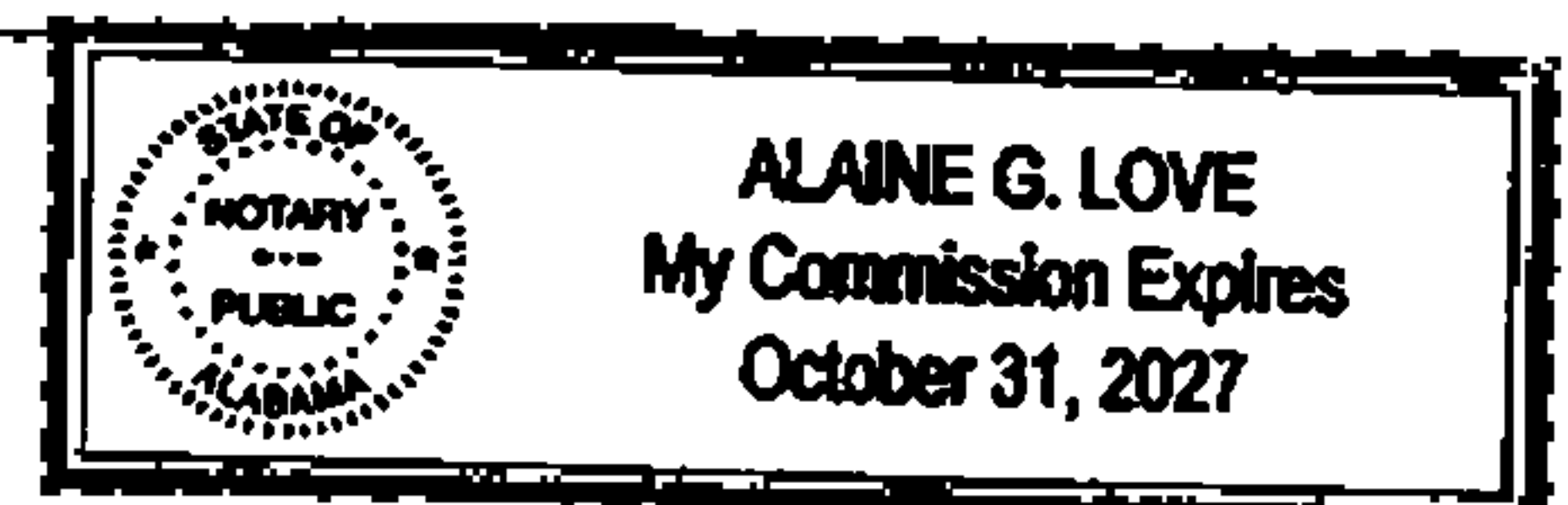
(This deed has been executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that ADAM A. HOBSON, whose name as MEMBER of SHIELD PROPERTY SOLUTIONS, LLC, an Alabama Limited Liability Company, 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 MEMBER and with full authority, executed same for and as the act of said SHIELD PROPERTY SOLUTIONS, LLC.

Given under my hand and official seal this 18TH day of DECEMBER, 2024.


Notary Public
My Commission Expires:



Grantor's Name:
SHIELD PROPERTY SOLUTIONS, LLC
Mailing Address:
3590 B PELHAM PARKWAY SUITE 207
PELHAM, ALABAMA 35124

Grantee's name:
VANNY MARTINEZ HERNANDEZ
Mailing Address:
1099 COUNTY ROAD 36
CHELSEA, ALABAMA 35043

Property Address:
361 Highway 39
Chelsea, AL 35043

Date of Sale: DECEMBER 18TH, 2024
Total Purchase Price: \$97,377.94
or
Actual Value
or
Assessor's Market Value

Bill of Sale
 Sales Contract
 Closing Statements

Front of Foreclosure Deed
 Appraisal
 Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2024 02:57:44 PM
\$29.00 BRITTANI
20241223000391400

Alvin S. Bayl