

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-25-30284

Send Tax Notice To: Gabriel Vargas Mata

161 County Road 54
Montevallo, AL 35115

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Forty Five Thousand Dollars and No Cents (\$45,000.00)**, 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 whereof is acknowledged, I or we, **Margie S. Lowery, a Single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Gabriel Vargas Mata**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Commence at the Southwest corner of the Northeast 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama; proceed North along the West line of said 1/4 section for a distance of 414.00 feet to a point on the Northerly right of way line of Railroad Avenue, said point being the point of beginning; proceed North 73 degrees 33 minutes 50 seconds East along said right of way line for a distance of 151.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and proceed for a distance of 200.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and proceed for a distance of 92.00 feet to said West line of said 1/4 section; thence turn an angle to the left of 73 degrees 33 minutes 50 seconds and proceed South along said line for a distance of 208.52 feet to the point of beginning.

Said property is commonly known as 155 Railroad Avenue, Montevallo, AL 35115

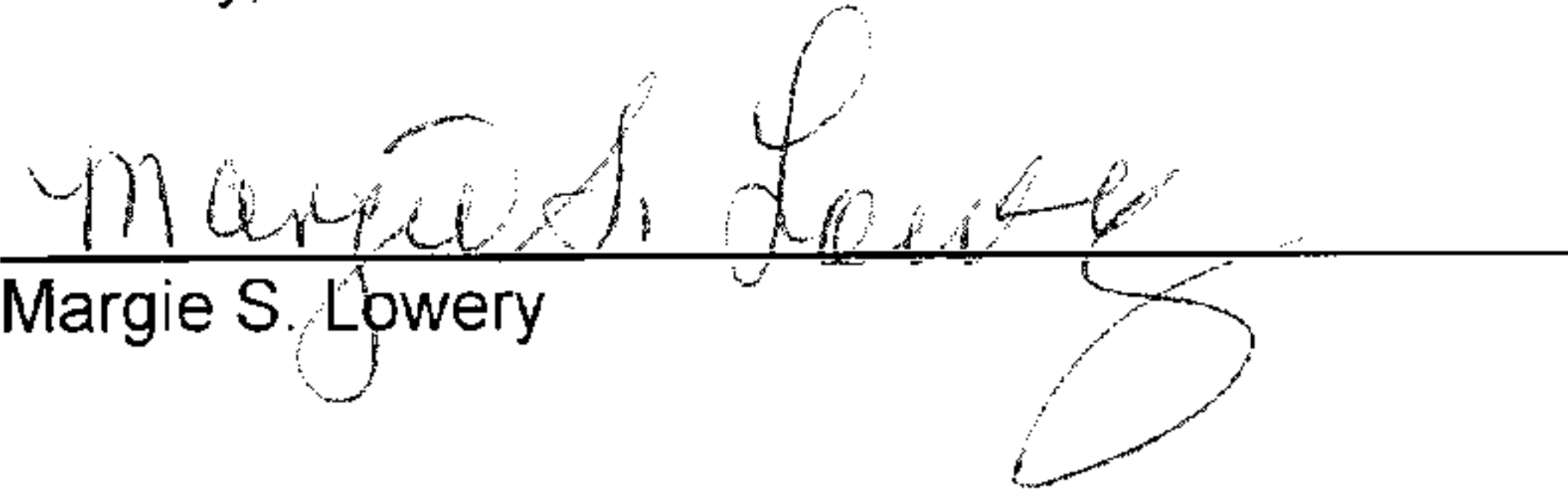
Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 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, their heirs and assigns forever, against the lawful claims of all person.

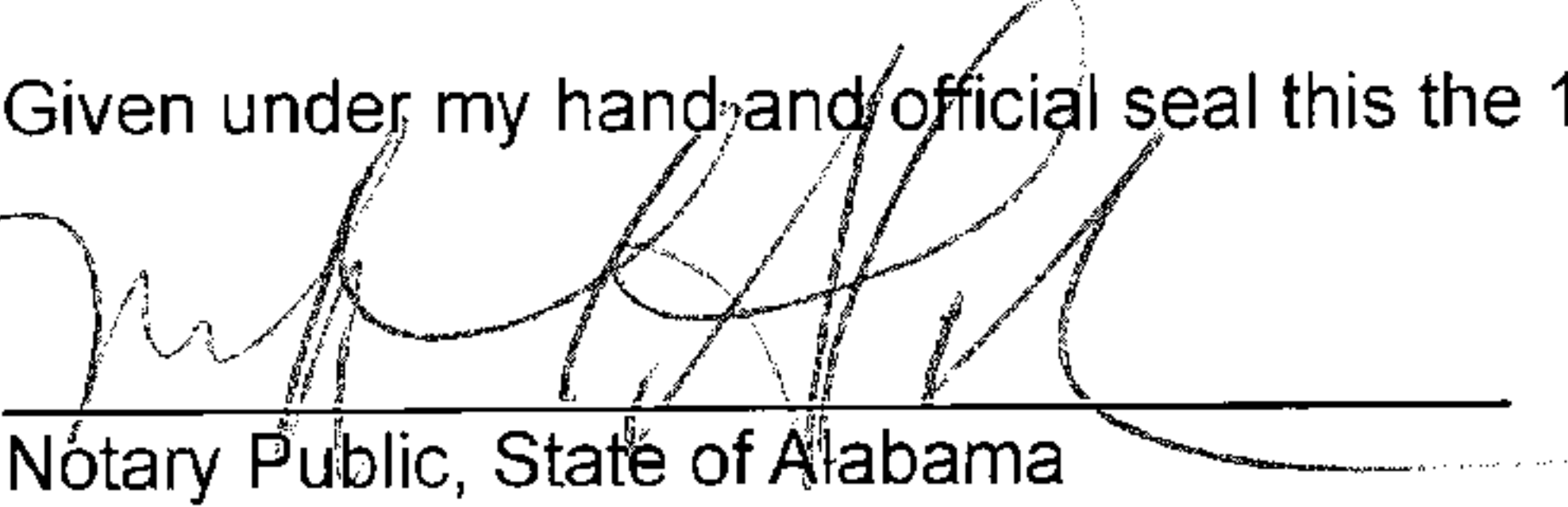
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of January, 2025.


Margie S. Lowery

State of Alabama
County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Margie S. Lowery, whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of January, 2025.


Notary Public, State of Alabama

My Commission Expires: 8-19-28



Allen S. Bayal

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

12286 to RD 73
Monteville, RI 02855

Mailing Address 181 County Road 54
Montevallo, AL 35115

or _____
Actual Value _____
or _____
Assessor's Market Value _____

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>XX</u>	Sales Contract	<u> </u>	Other
<u> </u>	Closing Statement	<u> </u>	

Instructions

Form RT-1