

This Instrument Prepared by:

Jack R. Thompson, Jr.
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1701

SEND TAX NOTICE TO:

GEREMIAS CARVALHO
10936 BEAR CREEK RD
STERRETT AL 35147

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

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WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Seventy-Thousand 00/100 Dollars (\$70,000.00)** 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 where is acknowledged. I or we, **Joseph Colafrancesco**, a married person (marital status) whose mailing address is 109 El Dorado Trail Millsap, TX 76088; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **GEREMIAS CARVALHO** whose mailing address 10936 Bear Creek RD Sterrett AL; (herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, having a property address of 10936 Bear Creek RD Sterrett AL to wit:

A parcel of land situated in Section 15, Township 18 South, Range 1 East, Shelby County, Alabama as follows: Commence at a 1 inch open top pipe found locally accepted to be the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 15 and run South 89° 11' 51" West along the South line of said Quarter-Quarter Section for a distance of 237.15 feet to a 1 inch open top pipe found (bent) at the Point of Beginning; thence continue South 89° 11' 51" West along the South line of said Quarter-Quarter Section for a distance of 514.45 feet to an iron pin set with SSI cap on the Southeast Right-of-Way line of Shelby County # 43 (Bear Creek Road); thence run North 40° 33' 19" East along the Southeast Right-of-Way line for a distance of 780.75 feet to an iron pin set with SSI cap; thence run South 00° 39' 43" East for a distance of 586.03 feet to the Point of Beginning

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

THIS IS NOT THE HOMESTEAD OF THE ABOVE GRANTOR NOR HIS SPOUSE

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 16 day of Dec, 2024.


JOSEPH COLAFRANCESCO

STATE OF TEXAS PARKER County ss:

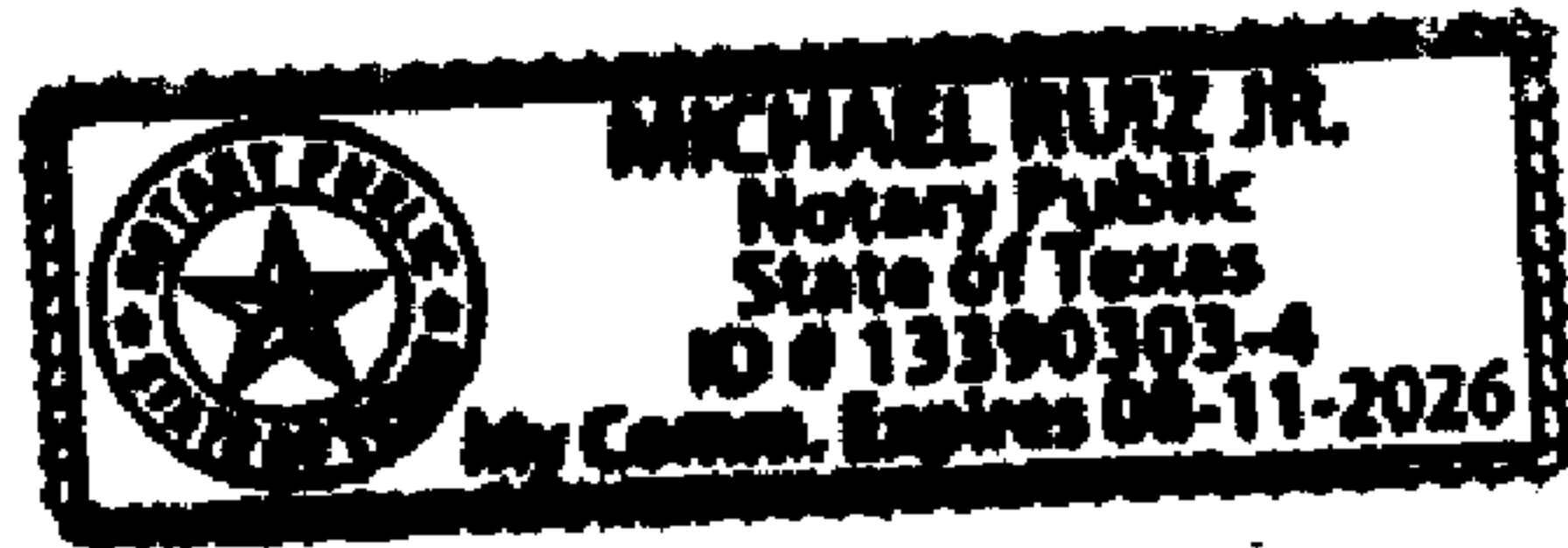
I, Michael Ruiz Jr., a Notary Public in and for said county in said state, hereby certify that **JOSEPH COLAFRANCESCO** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 16 day of December, 2024

My Commission Expires:


Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2025 09:41:44 AM
\$95.00 PAYGE
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Allie S. Bayl