

THIS INSTRUMENT PREPARED BY:
J. CLAY MADDOX, LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
CLANTON, AL 35045
(205)755-1975



20250121000020240 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
01/21/2025 01:53:17 PM FILED/CERT

WARRANTY DEED

SEND TAX NOTICES TO:

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Fifteen Thousand Dollars and no/100 (\$15,000.00) and other valuable considerations to the undersigned GRANTOR, **BRENDA BAKER**, in hand paid by the GRANTEE, **JUAN ESTRADA**, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, the following described real estate, situated in Shelby County, Alabama:

Commence at the Southeast Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 22, Range 3 West, Shelby County, Alabama, and run Northerly along the East Line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 1022.92 feet to the Point of Beginning of the tract of land herein described; thence continue along the last described course for 157.18 feet; thence turn 108 degrees, 01 minutes, 40 seconds left and run Southwesterly for 44.55 feet; thence turn 11 degrees 13 minutes 21 seconds left and run Southwesterly for 147.71 feet to a point on the Easterly Right of Way Line of Evansville Circle; thence turn 41 degrees 11 minutes 07 seconds left and run Southerly along said Right of Way Line for 81.86 feet; thence turn 15 degrees 29 minutes 25 seconds left and run 44.20 feet; thence turn 7 degrees 06 minutes 46 seconds left and run along said Right of Way Line for 54.27 feet; thence turn 114 degrees 36 minutes 37 seconds left and run 224.56 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

Parcel ID 27-5-16-3-001-014.000

Property Address: 188 Evansville Circle, Montevallo, AL 35115

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

Shelby County, AL 01/21/2025
State of Alabama
Deed Tax: \$15.00



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Prior Deed Reference: Instrument Number 20081112000436850.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR, does for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

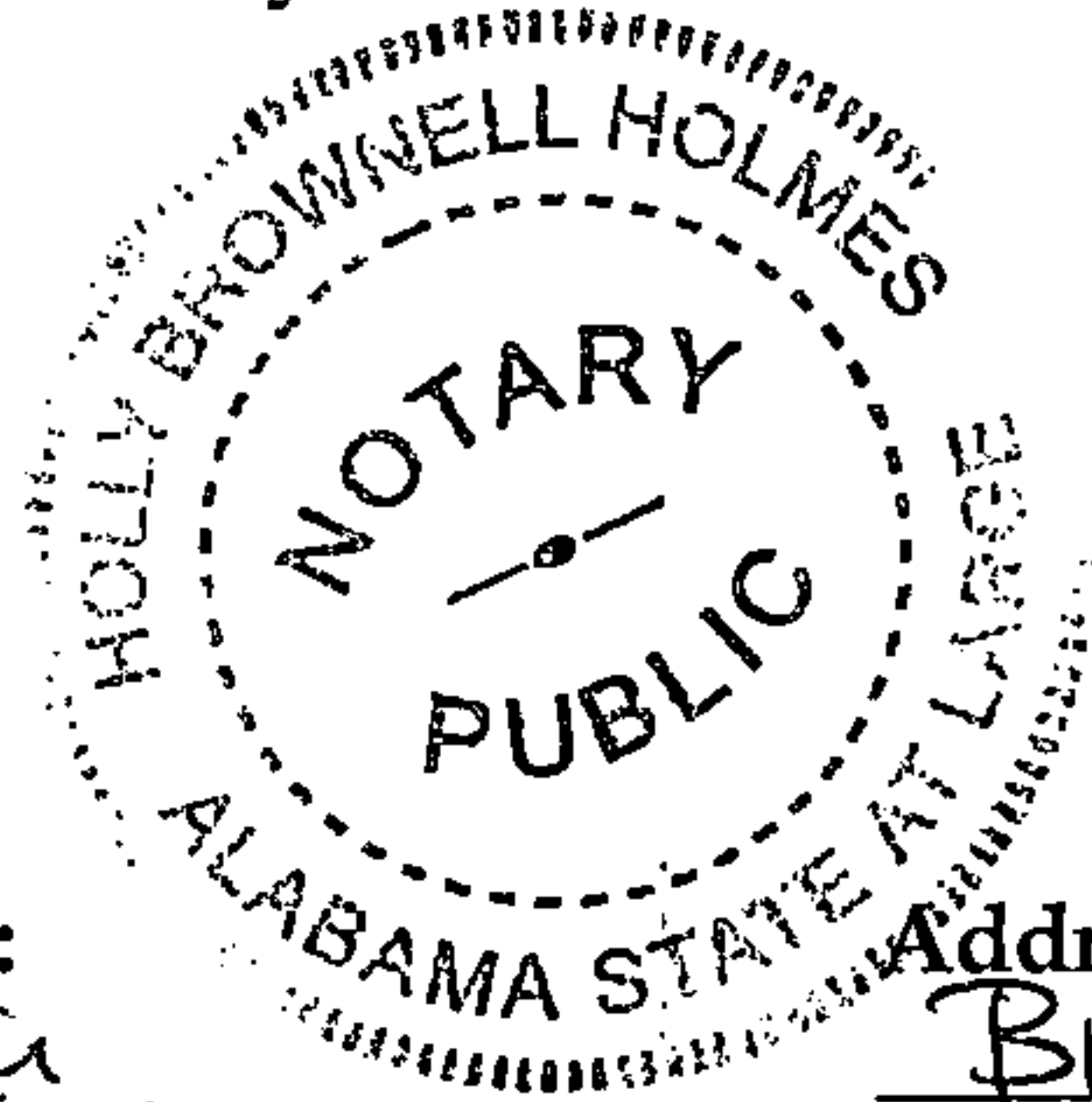
IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, on this 13 day of January, 2025.

Brenda Baker
BRENDA BAKER

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Brenda Baker**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of January, 2025.



Holly Brownell Holmes

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES DECEMBER 27 2027

Address of Grantee:
Juan Estrada
148 Evansville dr
Monteville AL 35115

Address of Grantors:
Brenda Baker
424 Church St
Monteville AL 35115

Property Address:
188 Evansville dr
Monteville AL 35115

Value: \$15,000.00