

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

20250121000020250 1/2 \$103.00
Shelby Cnty Judge of Probate, AL
01/21/2025 01:53:18 PM FILED/CERT

WARRANTY DEED

SEND TAX NOTICES TO:

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Seventy-Eight Thousand Dollars and no/100 (\$78,000.00) and other valuable considerations to the undersigned GRANTOR, MOISES GARCIA, 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:

Situated in Shelby County, Alabama, to wit: A portion of the Southeast Quarter of Section 16, Township 22 South, Range 3 West, more particularly described as follows: Begin at the Northeast corner of the Southeast Quarter of said Section, Township, and Range, and run Southerly along the East side of the said Quarter-Quarter for 398.89 feet; thence turn an angle of 73 degrees 33 minutes 01 seconds to the right and run Southwesterly for 18.48 feet to the Point of Beginning (said point being on an agreed fence line); Then continue along the last described course running Southwesterly for 193.68 feet to an existing iron on the East side of an unpaved public road, thence turn an angle of 99 degrees 38 minutes 03 seconds to the left and run Southeasterly for 79.28 feet to an existing iron on the East side of the said road, thence turn an angle of 81 degrees 08 minutes 14 seconds to the left and run Northeasterly for 157.98 feet to a point on an agreed fence line, thence turn an angle of 72 degrees 46 minutes 44 seconds to the left and run Northerly along the said agreed fence line for 79.28 feet to the Point of Beginning. The said tract contains .311 acres, more or less.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Subject to easements, rights of ways, and restrictions of record.

Shelby County, AL 01/21/2025
State of Alabama
Deed Tax: \$78.00

4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instr. No. 20130722000298080, in the Probate Office of Shelby County, Alabama.

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.

Prior Deed Reference: Instrument Number 20140310000065540.

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

AND THE GRANTOR, does for himself, his 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.

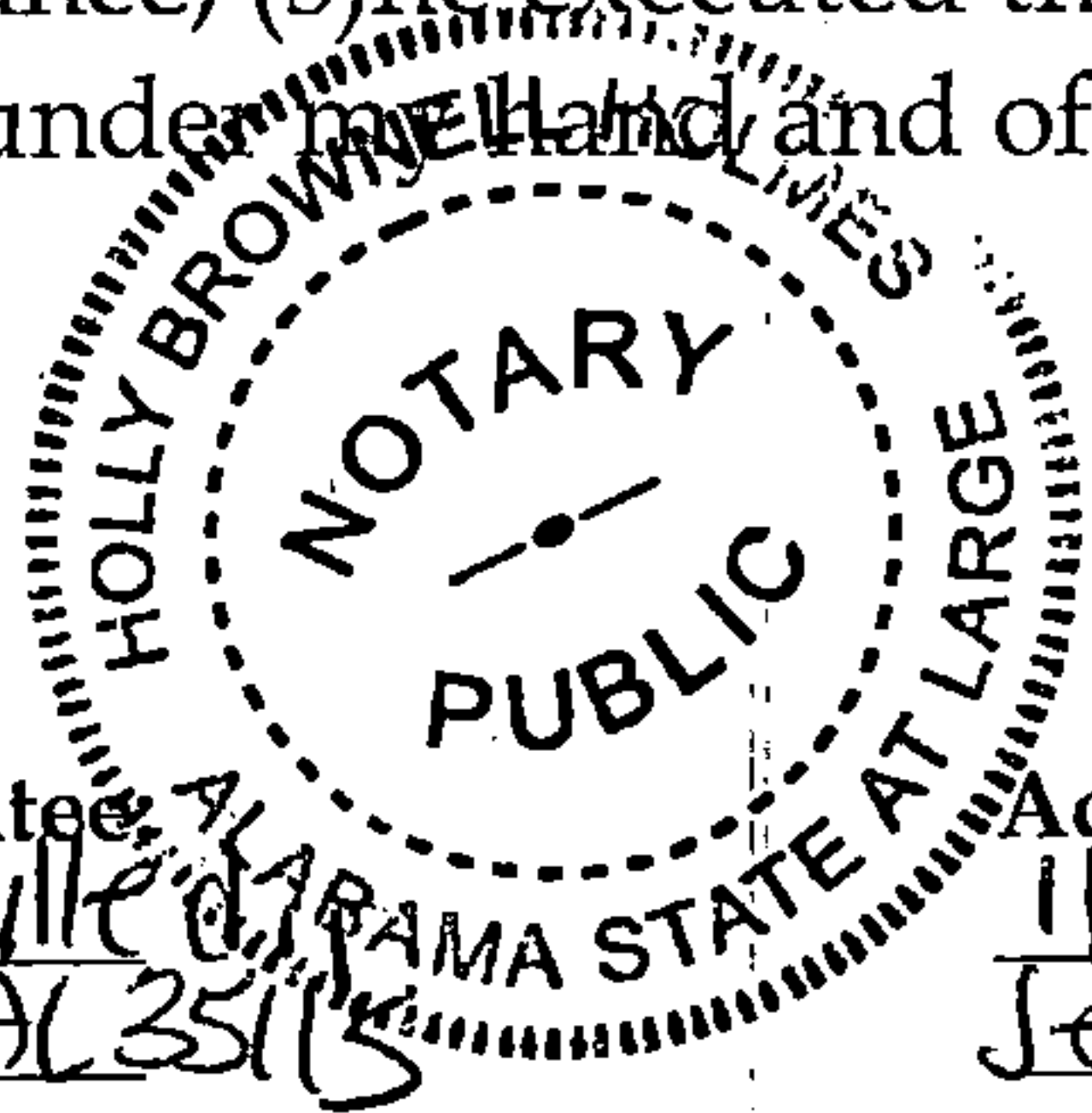
IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, on this 13 day of January, 2025.

Moises Garcia
MOISES GARCIA

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Moises Garcia**, 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: DECEMBER 27 2027

Address of Grantee:
148 Evansville Cir
Montevallo AL 35115
Value: \$78,000.00

Address of Grantors:
1150 do Rd
Jemison AL 38181

Property Address:
148 Evansville Cir.
Montevallo, AL 35115