

Send Tax Notice to:
Cesar Madrid-Gonzalez
6452 Cooperstown Circle,
Cottondale, AL 35453

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-1787**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **EIGHTY THOUSAND AND 00/100 (\$80,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Timothy Bailey, a married person, Jerrell David Bailey, Jr., a single person, and Leonard Bailey, a married person, Heirs of Jerrell David Bailey, Sr., deceased (herein referred to as "Grantor," whether one or more), whose mailing address is

1212 Ash Cove, Alabaster, AL 35007

by **Cesar Madrid-Gonzalez (herein referred to as "Grantee")**, whose mailing address is

6452 Cooperstown Circle, Cottondale, AL 35453

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **108 Bud Lane, Wilsonville, AL 35186,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

The above described property does not constitute the homestead of any married Grantor, nor that of their spouse, neither is it contiguous thereto.

Jerrell D. Bailey Sr. and Ruth Ann Bailey, Grantees in Instrument No. 2014-204480 and Instrument No. 1994-1647 are deceased. Jerrell D. Bailey Sr. having passed away the 7th day of September, 2021. Ruth Ann Bailey having passed away the 30th day of October, 2017.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

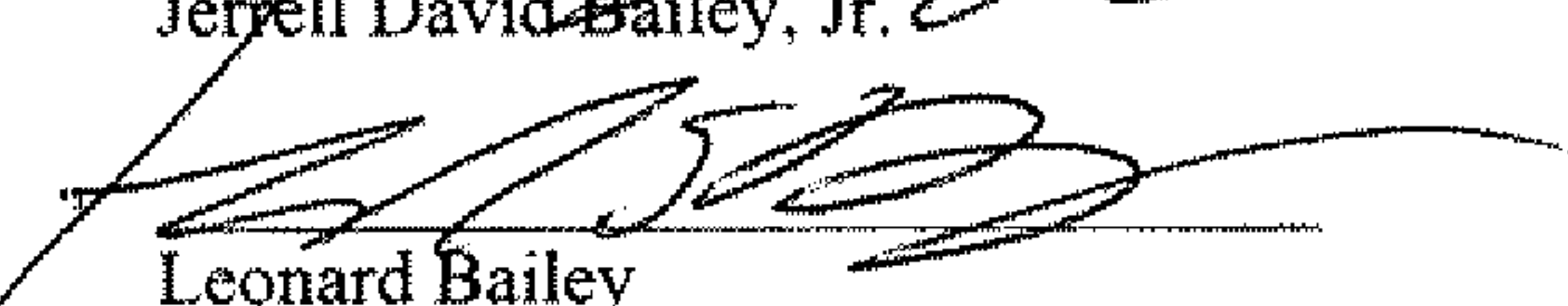
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 7th day of March, 2025.



Timothy Bailey



Jerrell David Bailey, Jr.

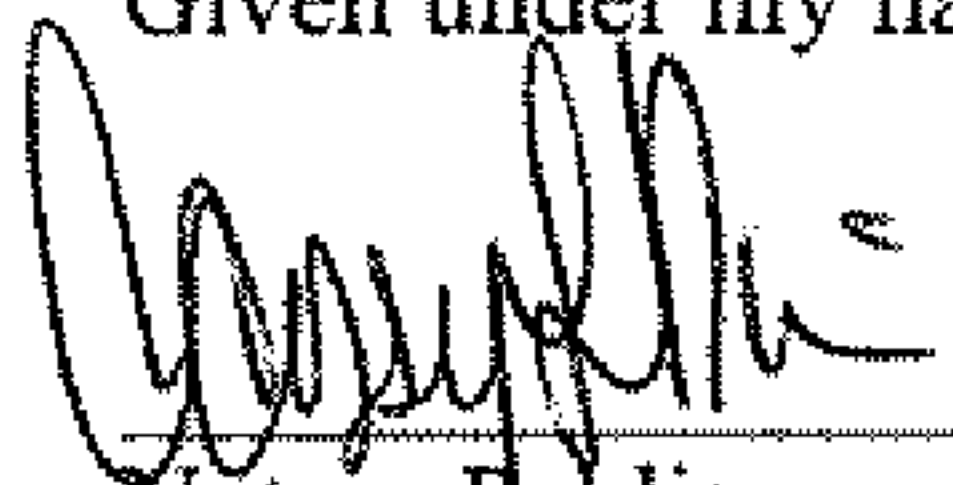


Leonard Bailey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Timothy Bailey, Jerrell David Bailey, Jr., Leonard Bailey and whose name(s) is/are 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 7th day of March, 2025.



Notary Public

My Commission Expires: 5-2-26

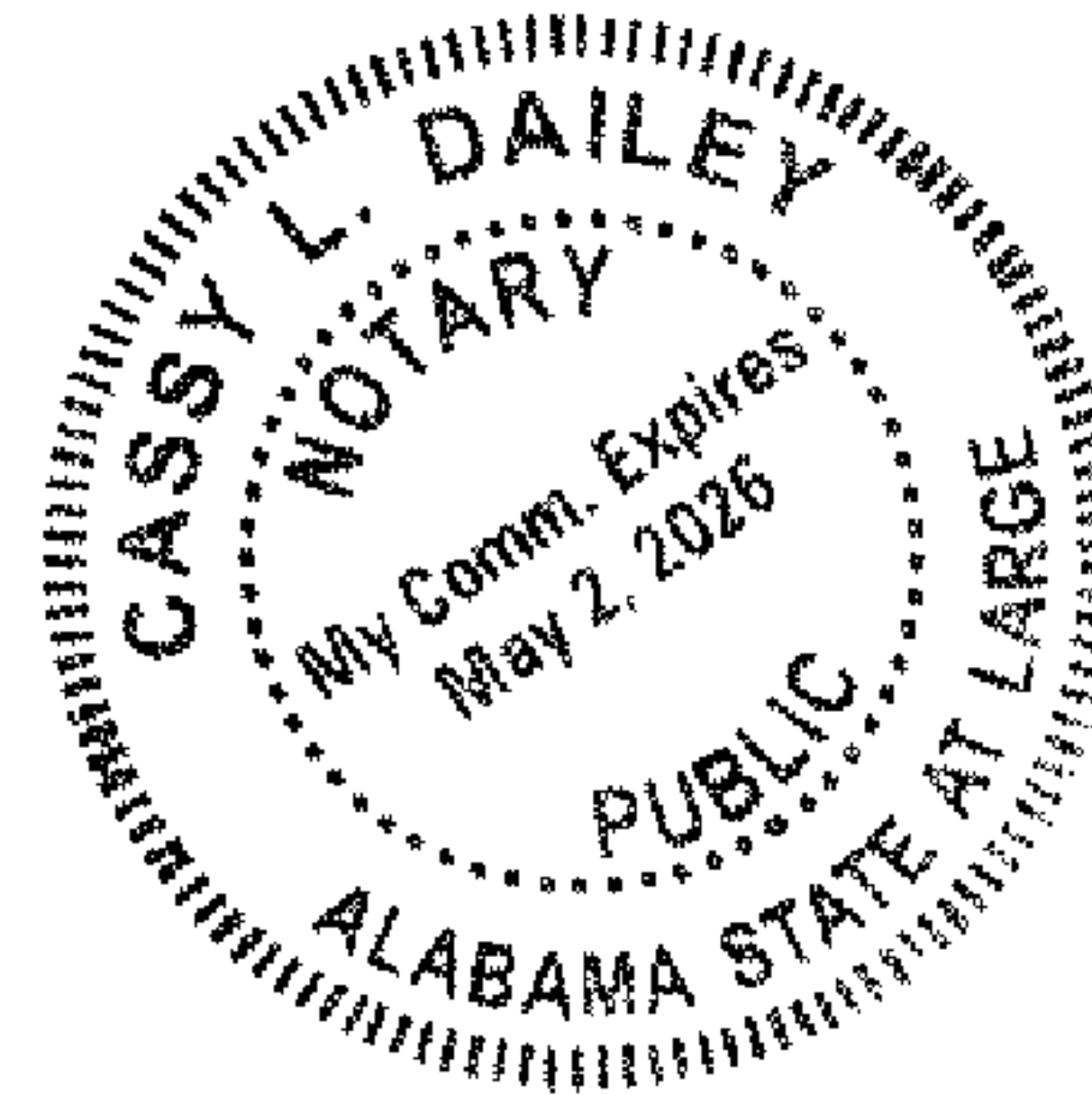
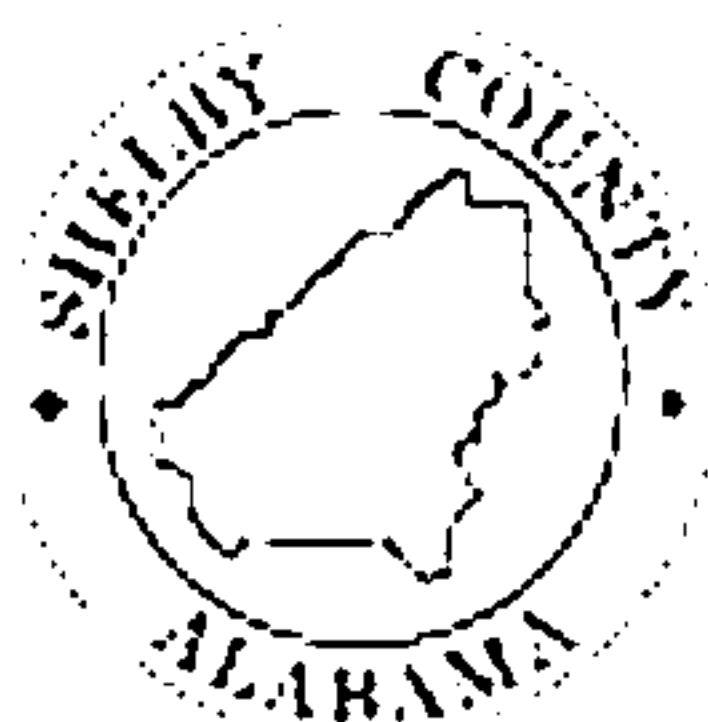


EXHIBIT A

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

ALL OF LOT 1, OF THE BAILEY FAMILY SUBDIVISION AS RECORDED IN MAP BOOK 30, PAGE 119, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA PART OF LOT 2 OF THE BAILEY FAMILY SUBDIVISION AS RECORDED IN MAP BOOK 30, PAGE 119, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAID POINT BEING A 3/4" OPEN TOP PIPE; THENCE RUNS 89°14'09" EA DISTANCE OF 234.75 FEET TO A 1/2" REBAR ON THE WESTERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY NO. 55; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 04°36'46" WA DISTANCE OF 264.62 FEET TO A 1/2" REBAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE °ALONG SAID RIGHT OF WAY, RUN N 03°32'42" WA DISTANCE OF 69.95 FEET TO A 1/2" CAPPED REBAR STAMPED "LWLS"; THENCE LEAVING SAID RIGHT OF WAY, RUN N 89°37'06" W A DISTANCE OF 176.44 FEET TO A 1/2" CAPPED REBAR STAMPED "RYS" ; THENCE RUN N 89°42'53" WA DISTANCE OF 209.89 FEET TO A 1/2" CAPPED REBAR STAMPED "RSE"; THENCE RUN N 00°13'14" WA DISTANCE OF 210.00 FEET TO A 1/2" CAPPED REBAR STAMPED "RSE"; THENCE RUN N 89°42'44" WA DISTANCE OF 209.99 FEET TO A 1/2" REBAR; THENCE RUN S 00°11'08" EA DISTANCE OF 209.94 FEET TO A 1/2" REBAR; THENCE RUN N 89°41'06" WA DISTANCE OF 209.95 FEET TO A 1/2" CAPPED REBAR STAMPED "RYS"; THENCE RUN N 00°11'49" WA DISTANCE OF 210.65 FEET TO A POINT; THENCE RUN N 89°29'31" WA DISTANCE OF 711.63 FEET TO A 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN S 00°13'05" EA DISTANCE OF 280.53 FEET TO A 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN S 89°35'45" EA DISTANCE OF 1522.00 FEET TO THE POINT OF BEGINNING.EA DISTANCE OF 1522.00 FEET TO THE POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/19/2025 03:40:24 PM
 \$110.00 BRITTANI
 20250319000082120A

File No.: PEL-25-1787

Allen S. Bayl 1 of 1