

*This instrument was prepared
without benefit of title search by:*
Thomas G. Owings
Owings Law Firm, LLC
1186 University Way, Suite D
Brent, AL 35034
(205)926-7790

Send Tax Notice To:
Edwigh Calderon Acevedo and
Alma P. Luna
7926 Highway 155
Montevallo, AL 35115

State of Alabama §
 §
Shelby County § *Warranty Deed*
 § *Jointly for Life with Right of Survivorship*

Know All Men By These Presents:

That in consideration of **Two Hundred Twenty Thousand and NO/100 (\$220,000.00) Dollars**, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **Paul B. Smith and Patricia L. Smith, husband and wife, whose address is 4265 Highway 18, Montevallo, AL 35115**, (herein referred to as the "Grantor", whether one or more), do grant, bargain, sell and convey unto **Edwigh Calderon Acevedo and Alma P. Luna, husband and wife, having their principal address at 7926 Hwy 155, Montevallo, AL 35115** (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within Shelby County, Alabama, to-wit:

A Parcel of land to be known as Lot 2 of Dry Valley Acres, being more particularly described as follows: Commence at the SW Corner of the SW 1/4 of the NW 1/4 of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama; thence N87°24'00"E a distance of 304.85' to the Easterly R.O.W. line of Alabama Highway 155 and the POINT OF BEGINNING; thence continue N87°24'00"E and leaving said R.O.W. line a distance of 147.50'; thence N37°22'06"W a distance of 215.53'; thence N45°43'02"W a distance of 17.00'; thence S54°17'10"W a distance of 125.44' to the Easterly R.O.W. line of Alabama Highway 155; thence S39°53'24"E and along said R.O.W. line a distance of 152.00' to the POINT OF BEGINNING. Said Parcel containing 0.55 acres, more or less.

SOURCE OF TITLE: Instrument #20241113000352480

Grantor hereby certifies that the property herein being conveyed does not constitute the Grantor's homestead.

PROPERTY ADDRESS:
7926 Highway 155
Montevallo, AL 35115

\$185,000.00 OF THE PURCHASE PRICE IS BEING PAID BY A REAL ESTATE PURCHASE MONEY MORTGAGE WHICH IS BEING RECORDED SIMULTANEOUSLY HEREWITH.

This conveyance is made subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.


TO HAVE AND TO HOLD to the said Grantee, absolutely in fee simple.

And we do for ourselves and for our heirs, executors, assigns, and administrators covenant with the said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of April, 2025.



PAUL B. SMITH (SEAL)



PATRICIA L. SMITH (SEAL)

STATE OF ALABAMA

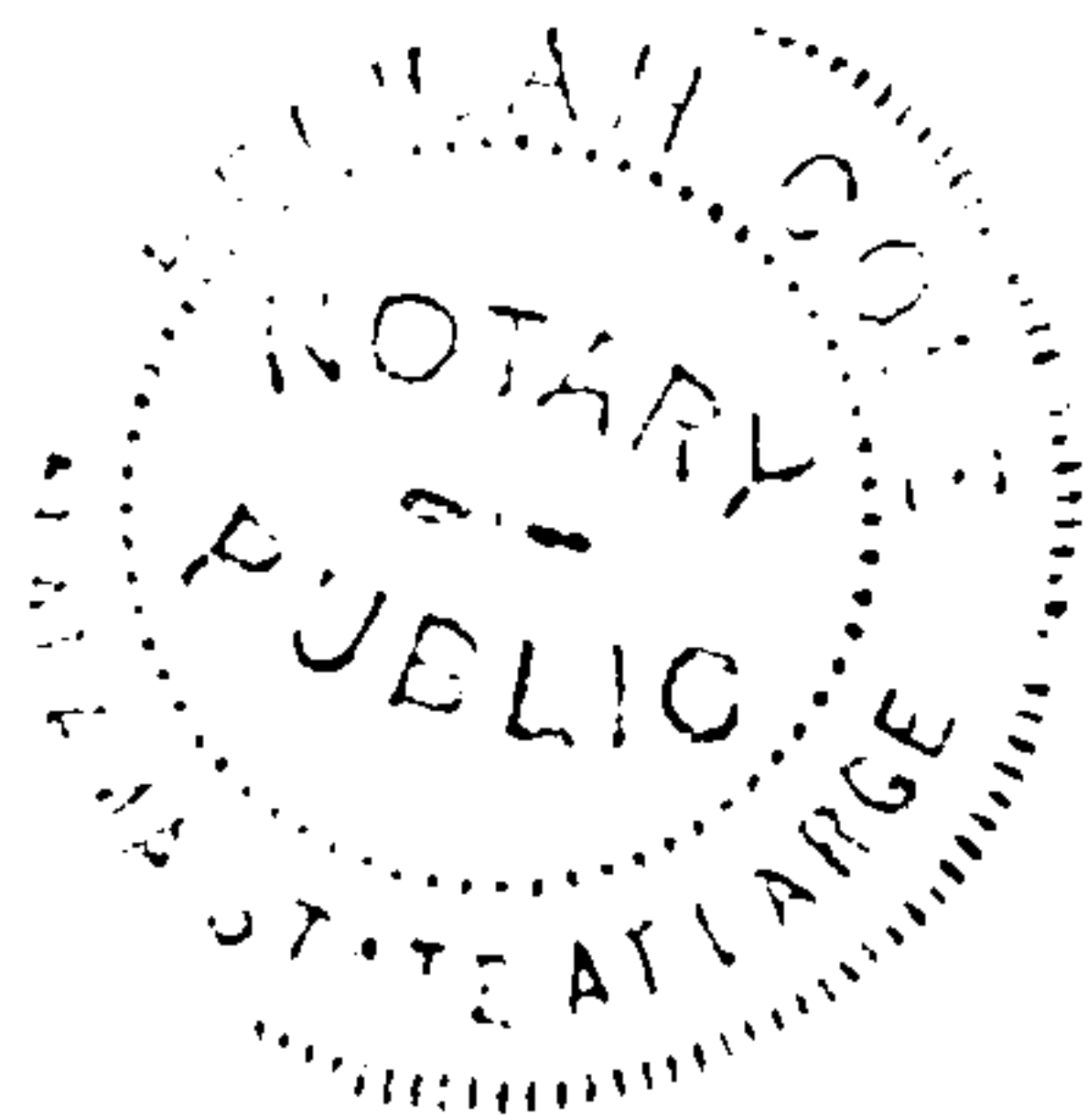
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GENERAL ACKNOWLEDGMENT

BIBB COUNTY

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul B. Smith and Patricia L. Smith, whose names are signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily as their own act on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2025.





Notary Public
My Commission Expires: 1/19/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2025 09:17:40 AM
\$60.00 BRITTANI
20250402000097090