

Send Tax Notice to:
Ronald Bardo, Jr. and Mary Bardo
9 Red Tip Lane
Helena, AL 35080

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-25-3838**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SEVENTY FOUR THOUSAND AND 00/100 (\$174,000.00)** 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 **Miguel Angel Ortiz Martinez and Dulce Luz Huerta, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1968 Gallant Fox Dr, Helena, AL 35080

by **Ronald Bardo, Jr. and Mary Bardo (herein referred to as "Grantee," whether one or more)**, whose mailing address is

9 Red Tip Lane, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **9 Red Tip Lane, Helena, AL 35080**, 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.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 6 day of May, 2025

Miguel Angel Ortiz Martinez 5/6/25
Miguel Angel Ortiz Martinez

Dulce Luz Huerta 5/6/25
Dulce Luz Huerta

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Miguel Angel Ortiz Martinez and Dulce Luz Huerta 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 6 day of May, 2025.

[Signature]
Notary Public
My Commission Expires:

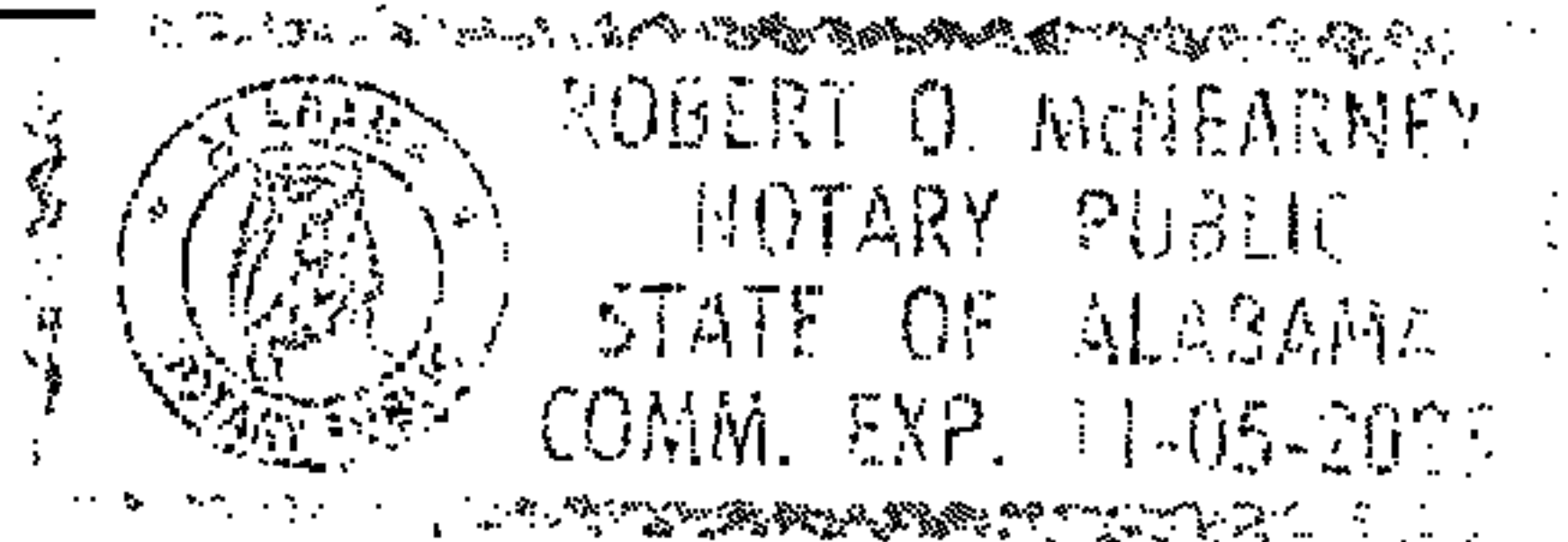


EXHIBIT A**Property 1:**

Commence at the NW Corner of the SW 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama; Thence North 88 degrees 58' 32" East a distance of 80.78'; Thence North 89 degrees 23' 00" East a distance of 169.99'; Thence North 89 degrees 15' 07" East a distance of 12.45' to the Point of Beginning of Said Centerline; Thence North 29 degrees 51' 12" West a distance of 14.15'; Thence North 65 degrees 17' 24" West a distance of 44.82'; Thence North 88 degrees 14' 11" West a distance of 76.50'; Thence South 85 degrees 48' 11" West a distance of 48.59'; Thence North 79 degrees 24' 54" West a distance of 30.99' to the Southeasterly R.O.W. line of Shelby County Highway 93 and the Point of Ending of said Centerline. Easement to extend or trim as needed to intersect below described parcel and R.O.W. line of Highway 93.

Said easement shall be 20' in width until it abuts the Grantee's property and shall then extend to 24' in width to provide a wider entrance to the Grantee's property.

The above-described easement and right-of-way shall be for the use and benefit of the following described real property, to wit:

Commence at the NW Corner of the SW 1/4 of the NW 1/4 of Section 18, Township 20 South Range 3 West, Shelby County, Alabama; Thence North 88 degrees 58' 32" East a distance of 80.78'; Thence N 89 degrees 23' 00" East a distance of 169.99' to the Point of Beginning; Thence North 89 degrees 15' 07" East a distance of 145.24'; Thence South 01 degrees 43' 59" West a distance of 155.00"; Thence South 89 degrees 15' 07" West a distance of 145.00'; Thence North 01 degrees 38' 45" East a distance of 154.99' to the Point of Beginning.

Together with a 1999 Chandel 2832 VINs CH3AL03542A and CH3AL03542B.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/07/2025 12:28:57 PM
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20250507000137360

Allen S. Bevil