

SEND TAX NOTICE TO:

Spartan Invest LLC
2015 3rd Ave N.
Birmingham, AL 35203

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIFTY TWO THOUSAND AND 00/100 (\$52,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ivan Garcia Garcia, an unmarried person, and Diana Jasmin Acuna Segura, an unmarried person**, whose address is 154 Green Park South, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Spartan Invest LLC, an Alabama Limited Liability Company**, whose address is 2015 3rd Ave N., Birmingham, AL 35203, (hereinafter "Grantee", whether one or more), 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 estate situated in Shelby County, Alabama, the address of which is **79 Grace Hill Ln., Montevallo, AL 35115**, to-wit:

That certain parcel of land described as commencing at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 22, Range 4 West, and run thence due North along the West line of said forty acres for a distance of 690 feet; run thence East for a distance of 719 feet to the Southeast Corner of the James Goggins Lot, which is the Point of Beginning of the lot herein described and conveyed; run thence East 250 feet; run thence in a Northeasterly direction 350 feet to a point on the Westerly right of way line of the Montevallo-Boothton Road, which point is 251 feet Northwesterly from the point of intersection of said Westerly right of way line of said road with the East line of said Northwest 1/4 of the Northwest 1/4 of Section 3; run thence in a Northwesterly direction along the Westerly right of way line of said Public Road for a distance of 210 feet; run thence West 28 feet; run thence in a Southerly direction and parallel with the East line of said forty acres for a distance of 210 feet; run thence West 331 feet; run thence South 210 feet to the Point of Beginning.

LESS and EXCEPT that tract of land conveyed in Deed Book 316, Page 857, described as follows: A part of the Northwest Quarter of the Northwest Quarter of Section 3 Township 22, Range 4 West, more particularly described as follows: Commencing at the Southwest corner of said forty and run North 690 feet; then East 719 feet to the Southeast corner of the James Goggins lot to point of beginning of land herein described; thence run East 210 feet to a point; thence turn to the left and run North parallel to the East line of the James Goggins lot and also the West side of said Quarter Quarter Section to a point; thence turn to the left and run in a Westerly direction, parallel with the North line of said Quarter-Quarter Section 210 feet to a point; thence turn to the left and run in a Southerly direction parallel to the West line of said Quarter-Quarter Section and along the East line of the James Goggins lot 210 feet to the point of beginning of the lot herein described. Said lot being a part of the Northwest Quarter of the Northwest Quarter, Section 3, Township 22, Range 4 West, situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 28th day of May, 2025.

Ivan Garcia Garcia

Diana Jasmin Acuna Segura

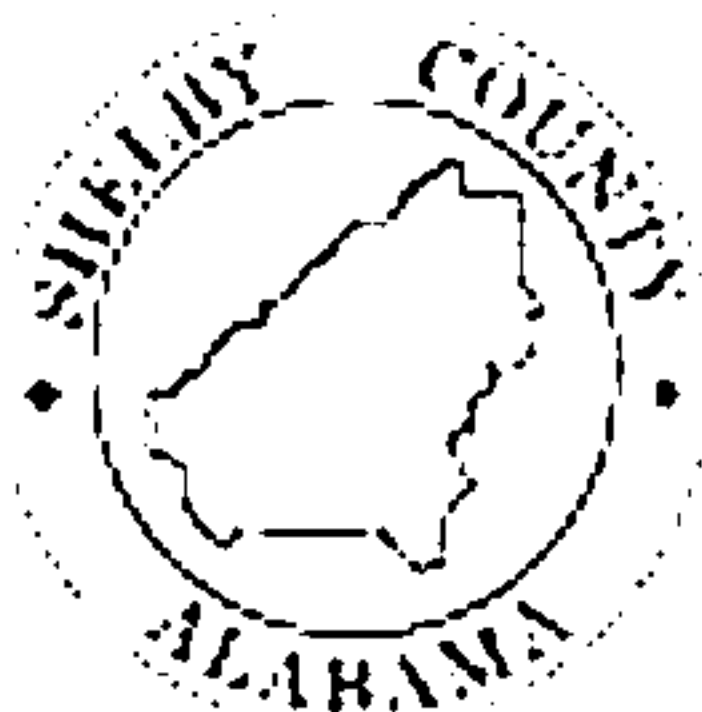
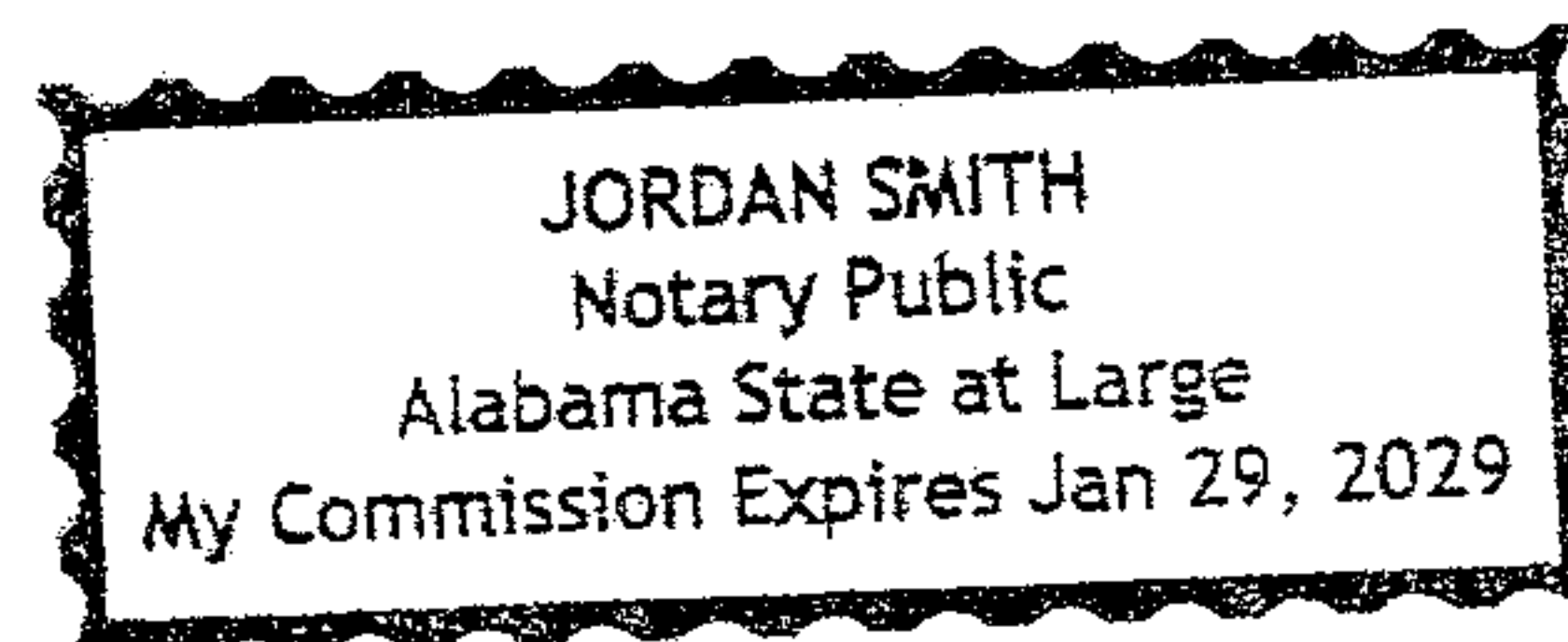
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Ivan Garcia Garcia and Diana Jasmin Acuna Segura, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, 2025.

Notary Public

My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/29/2025 09:40:09 AM
\$77.00 JOANN
20250529000163270

Allen S. Bayl