

Send Tax Notice to:
Daniel Angeles-Chavez and Ana
Sofia Casillas Gutierrez
33 County Road 1080
Montevallo, AL 35115

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-4449**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FIFTY NINE THOUSAND SEVEN HUNDRED AND 00/100 (\$159,700.00) 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 **April Ann Marshall, a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

109 Woodbury Dr, Sterrett, AL 35147

by **Daniel Angeles-Chavez and Ana Sofia Casillas Gutierrez (herein referred to as "Grantee," whether one or more)**, whose mailing address is

33 County Road 1080, Montevallo, AL 35115

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 **1721 Ashville Rd, Montevallo, AL 35115**, 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.

\$127,760.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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 23 day of May, 2025

April Ann Marshall

April Ann Marshall

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that April Ann Marshall 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 23 day of May, 2025.

Sandy F. Johnson
Notary Public
My Commission Expires: 01/09/2027

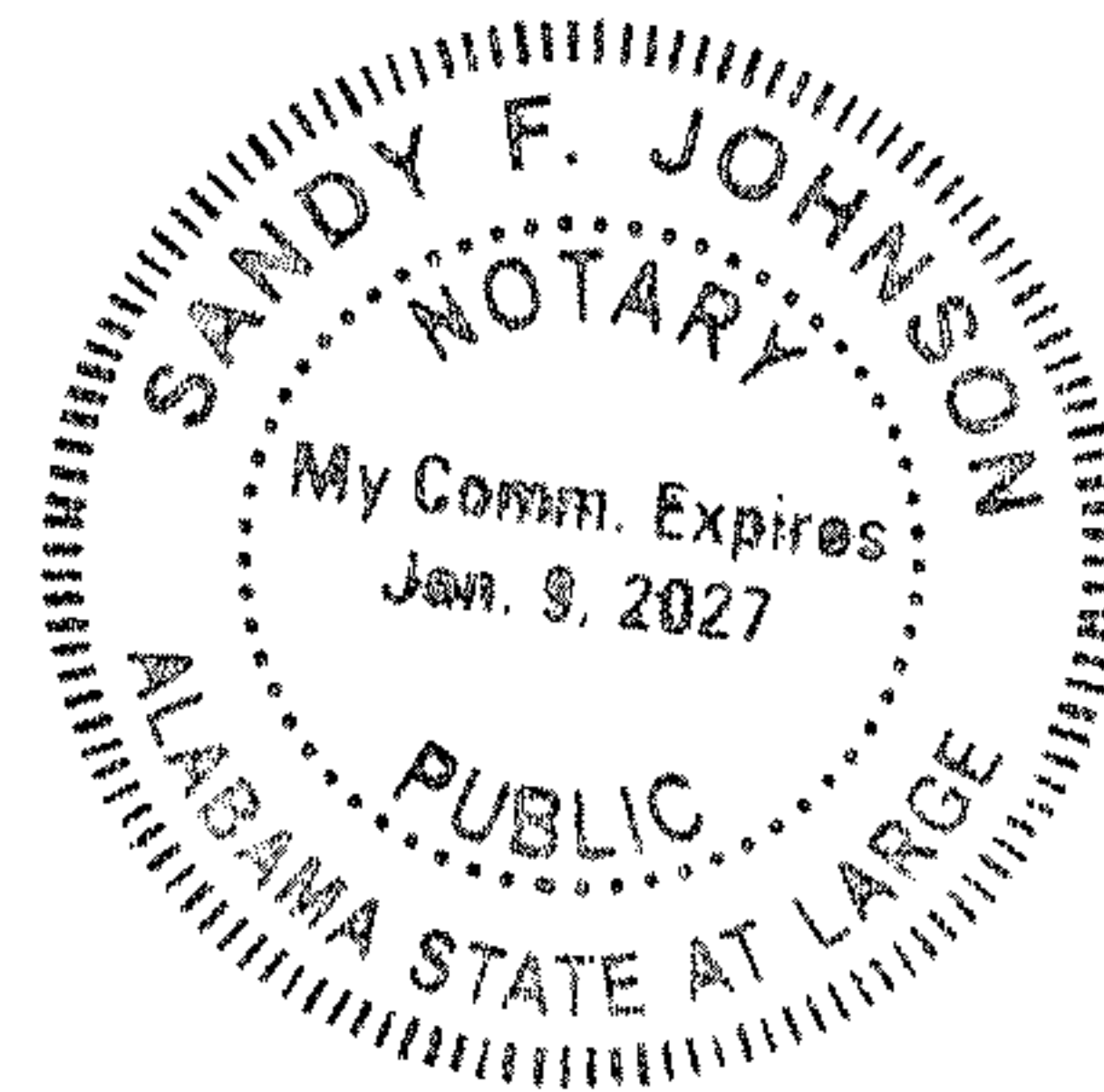


EXHIBIT A**Property 1:**

Begin at the NE corner of the NE 1/4 of the NW 1/4 of Section 21, Township 22 South, Range 3 West; thence run westerly along the North boundary line of the NE 1/4 of NW 1/4 of Section 21, Township 22 South, Range 3 West a distance of 231.59 feet; thence turn 108 degrees 59 minutes left and run southeasterly a distance of 79.25; thence turn 25 degrees 34 minutes left and run southeasterly a distance of 85.5 feet; thence turn 64 degrees 02 minutes left and run northeasterly a distance of 125.77 feet, more or less, to a point on the West Right of Way line of Alabama Highway 119; thence turn 55 degrees 52 minutes left and run northeasterly 98.44 feet, more or less, to the point of beginning. This land is a part of the NE 1/4 of the NW 1/4 of Section 21, Township 22 South, Range 3 West; being 0.512 acres, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2025 01:21:35 PM
\$60.00 PAYGE
20250602000167340

Alexis S. Bayl