

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Gabriel Mark Montoya
1800 Highway 77
Columbiana, AL 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Eighty Thousand And No/100 Dollars (\$380,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Andy Gingerich, an unmarried person and Amelia Gingerich, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Gabriel Mark Montoya (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

The following described real estate situated in Shelby County, Alabama, being more particularly described, as follows:

Commence at the NW corner of Section 3, Township 22 South, Range 1 East; thence run Southerly along the West line of said Section a distance of 466.69 feet to a point; thence turn an angle to the left of 88°18'53" and run 79.61 feet to a point on the Easterly right-of-way of Shelby County Highway #77, said point being the NW corner of Parcel #1, according to the survey of Jack Johnson Estates, as recorded in Map Book 14, Page 61, in the Probate Office of Shelby County, Alabama; thence turn an angle of 83°09'22" to the right and run in a Southeasterly direction along the Easterly right of way of Shelby County Highway #77, and along the West line of said Parcel #1, a distance of 661.82 feet to the SW corner of said parcel #1, said point being the point of beginning of the property described herein; thence turn an angle of 84°35'38" to the left and run along the South line of said Parcel #1; a distance of 583.30 feet to the Northwest corner of Parcel #4, according to said survey of Jack Johnson Estates; thence turn an angle of 89°56'56" right and run in a Southerly direction along the West line of Parcels #4 and #3, a distance of 470.44 feet to a point on the West line of said Parcel #3, of Jack Johnson Estates; thence turn an angle of 44°11'22" right and run along the Northwest line of said Parcel #3, a distance of 623.16 feet to the Western most corner of said Parcel #3, said point being on the right-of-way of a prescriptive road; thence turn an angle of 96°53'41" to the right and run along said right-of-way a distance of 80 feet to a point; thence turn an angle of 5°46'25" right and continue along said right-of-way a distance of 125.43 feet to a point on the East right-of-way of Shelby County Highway #77; thence turn an angle to the right of 42°14'37" right and run along said right-of-way a distance of 178.24 feet to a point; thence turn angle of 15°23'30" to the left and continue along said right-of-way a distance of 272.0 feet to a point; thence turn an angle of 0°56'07" right and continue along said right-of-way a distance of 305.32 feet to the point of beginning.

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.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

Subject to a third party mortgage in the amount of \$240,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the 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, the undersigned have hereunto set our hands and seals on this 23rd day of MAY, 20 25.

Andy Gingerich
Andy Gingerich

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andy Gingerich whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

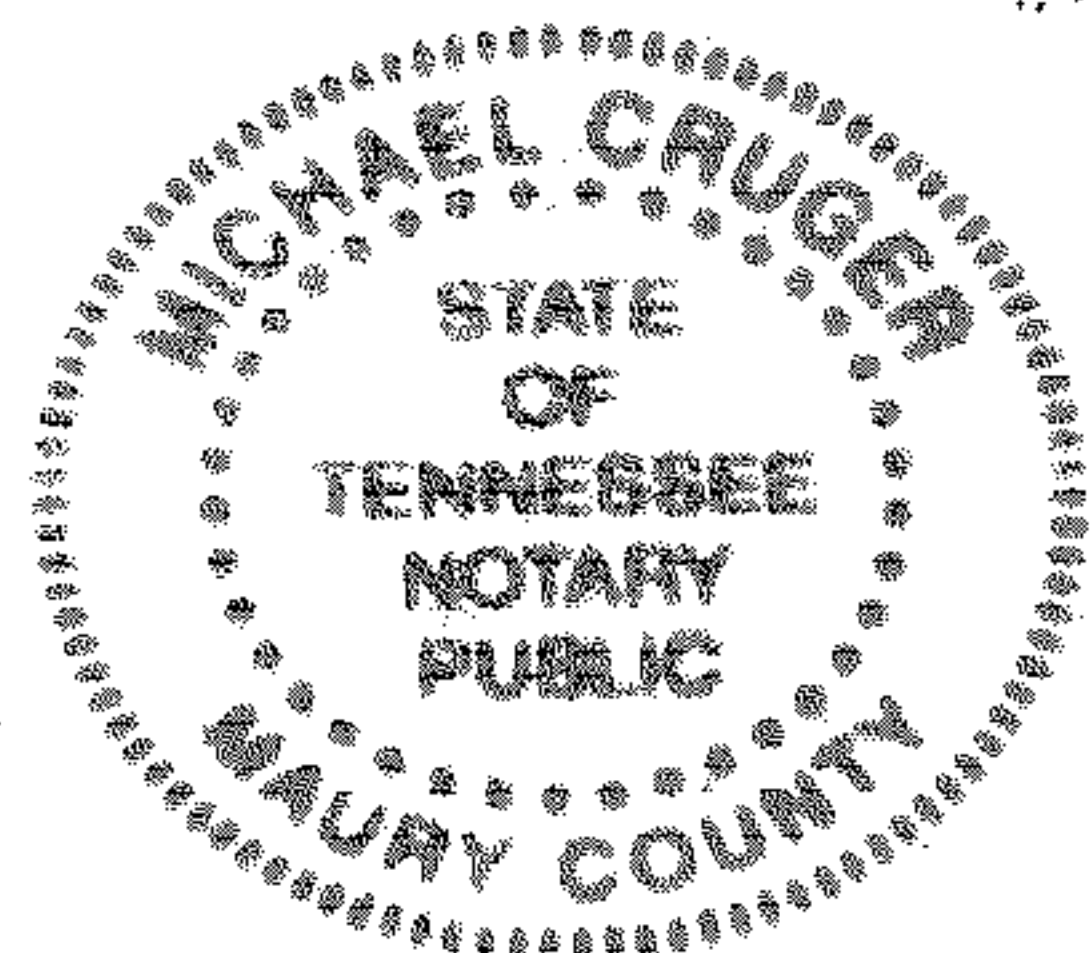
Given under my hand and official seal on this 23rd day of MAY, 20 25.

Michael Cruger
Notary Public
My

commission

expires:

1/24/2029



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30 day of May, 2025.

Amelia Gingerich
Amelia Gingerich

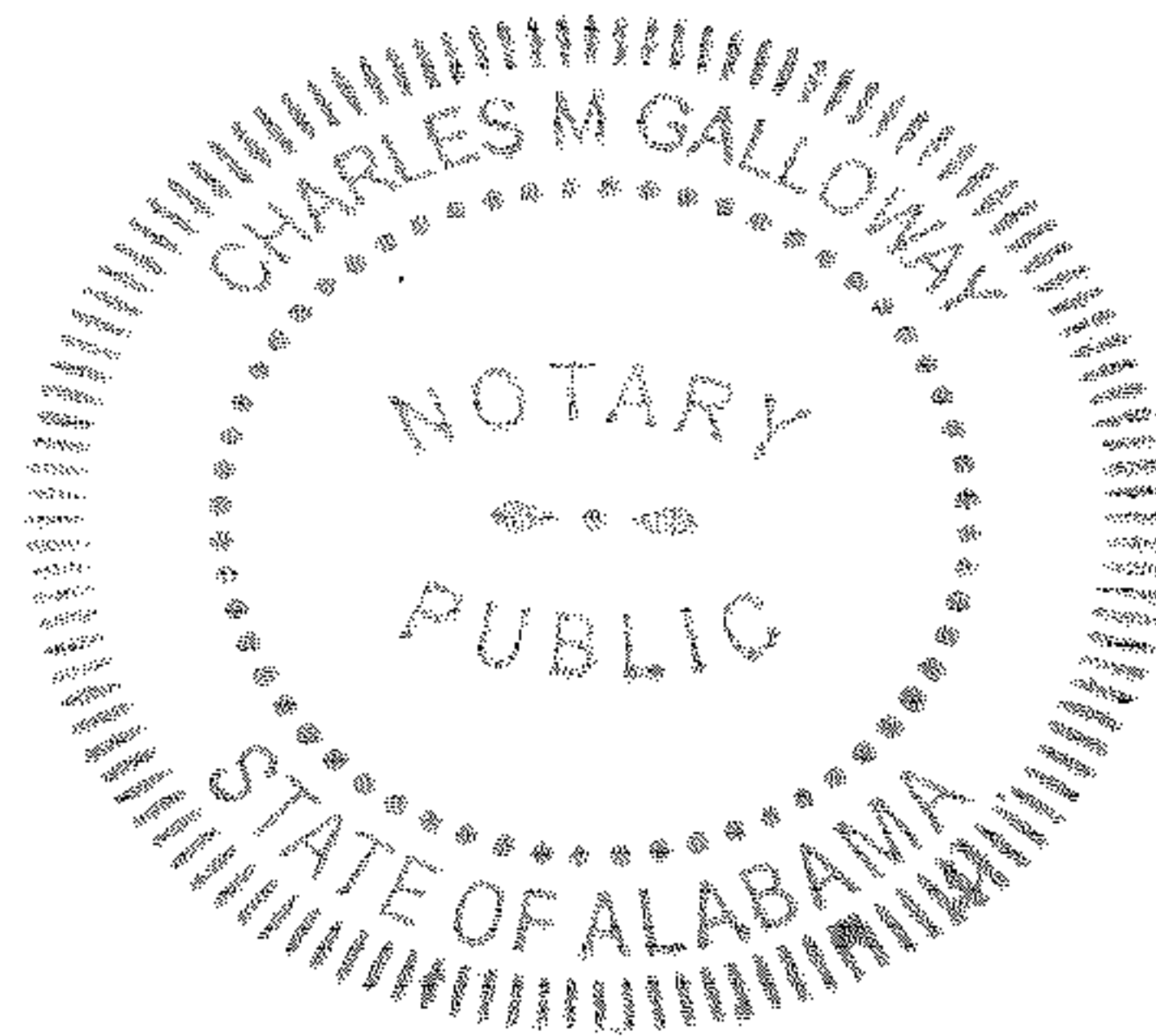
STATE OF Al
COUNTY OF Jeff

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amelia Gingerich whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 30 day of May, 2025.

Notary Public

My commission expires: 6-7-2026



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Andy Gingerich and Amelia
Gingerich

Grantee's Name Gabriel Mark Montoya

Mailing Address 1800 Highway 77
Columbiana AL 35051Mailing Address 1800 Highway 77
Columbiana, AL 35051Property Address 1800 Highway 77
Columbiana, AL 35051

Date of Sale May 27, 2025

Total Purchase Price \$380,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.**Instructions**Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama
1975 & 40-22-1 (h).I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: May 27, 2025

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/02/2025 02:20:58 PM
 \$171.00 PAYGE
 20250602000167670