

Send Tax Notice to:
Amadeo H. Orellana Ramirez and
Quelin Y. Gomez Contreras
397 County Road 104
Montevallo, AL 35115

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-6507**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$145,000.00)** 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

John R. Battle, an unmarried man (herein referred to as "Grantor," whether one or more), whose mailing address is

506 New Hope Road, Boaz, AL 35957

by **Amadeo H. Orellana Ramirez and Quelin Y. Gomez Contreras (herein referred to as "Grantee," whether one or more),** whose mailing address is

397 County Road 104, 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 **4050 Alabama 25, 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.

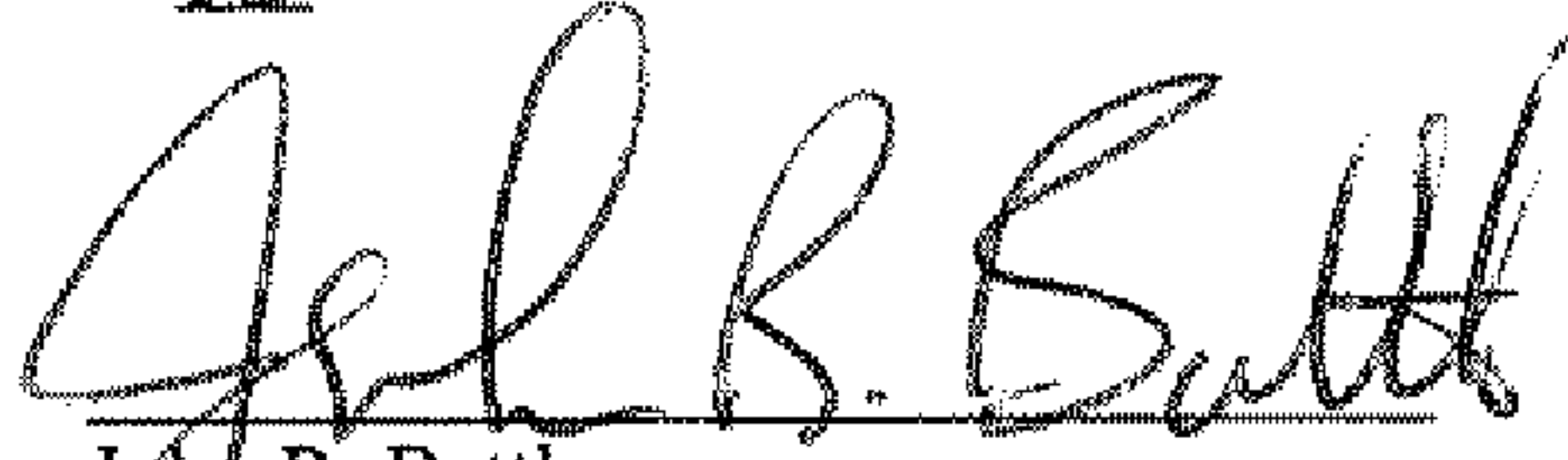
MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 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.

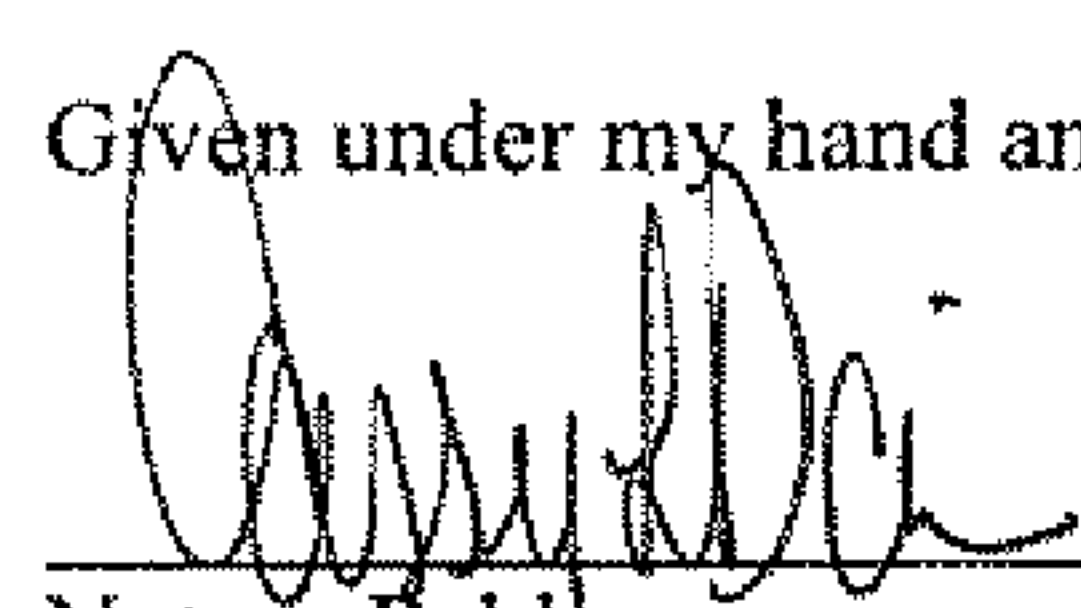
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 19 day of June, 2025.


John R. Battle

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that John R. Battle 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 19 day of June, 2025.


Notary Public
My Commission Expires: 05/02/2026

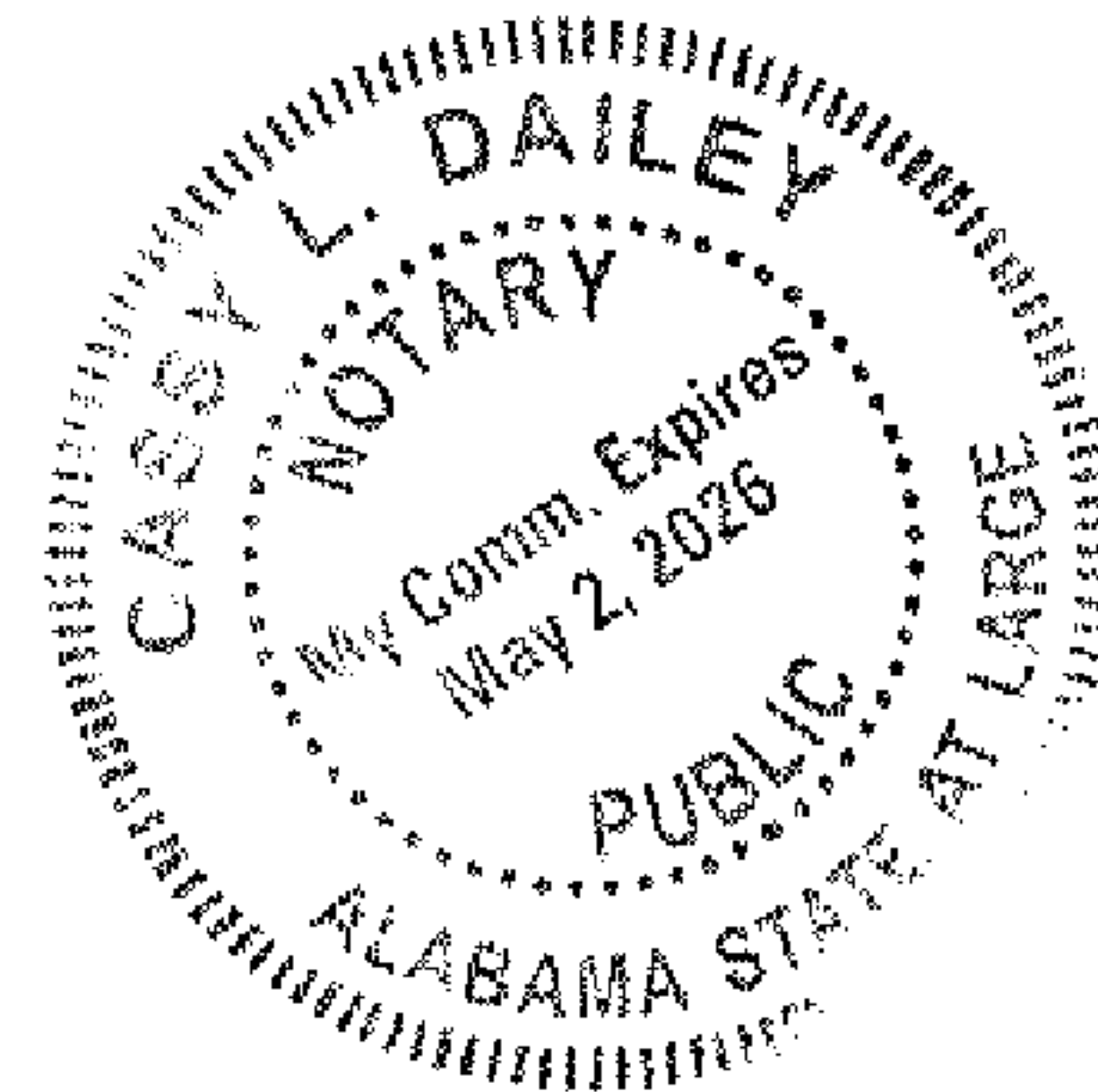
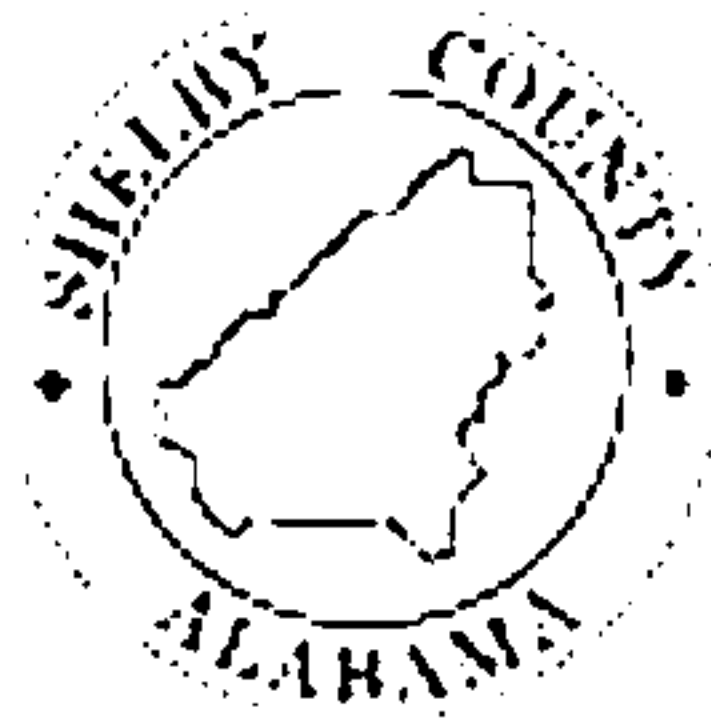


EXHIBIT A**Property 1:**

Begin at the Southwest corner of the Northwest Quarter of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run along the South line of said Northwest Quarter for a distance of 153.74 feet; thence turn $102^{\circ} 05' 34''$ left and run Northwesterly 230.16 feet to the South line of Alabama State Highway No. 25; thence turn $97^{\circ} 01' 57''$ left and run Southwesterly along said right of way line a distance of 125.70 feet to a point on the West line of said Section 3; thence turn $74^{\circ} 59' 29''$ left and run Southerly along said section line 184.35 feet to the point of beginning. According to that certain survey dated May 30 1998 by M.D. Arrington, Reg. No. 10686.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2025 10:21:18 AM
\$173.00 PAYGE
20250624000191420

Allie S. Bayal