

This Instrument Prepared by:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB4589

SEND TAX NOTICE TO:

304 Green Park South  
Pelham AL 35124

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Farrell K. Rowe, a married person, Amber R. Jackson, a Widowed person and Laci Rowe, a single person, as the only Heirs at Law of Vicki Lynn Kitchens Rowe.** whose mailing address is:

684 Thon Shinn Rd Winder GA 30080  
2500 Barnesdale Way #1 Albany, GA 31707  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Cleber Esquivel Garcia** whose mailing address 304 Green Park South Pelham AL 35124  
(herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, having a property address of 302 Hwy 22, Montevallo, AL 35115

SEE ATTACHED EXHIBIT A

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.  
This does not constitute the Homestead of the Grantors or their spouses.

\$196,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8<sup>th</sup> day of August, 2025

Farrell K. Rowe (Seal)  
Farrell K. Rowe

STATE OF Georgia Barrow County ss:

I, LaTonya M. Jaiman, a Notary Public in and for said county in said state, hereby certify that **Farrell K. Rowe** name 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 this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 8<sup>th</sup> day of August, 2025

My Commission Expires: July 25, 2026

LaTonya M. Jaiman  
Notary Public

LaTonya M. Jaiman  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires July 25, 2026

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8<sup>th</sup> day of August, 2025

Amber R. Jackson (Seal)  
Amber R. Jackson

Laci Rowe (Seal)  
Laci Rowe

STATE OF Georgia

Dougherty County ss:

I, Katoria L. Shilo, a Notary Public in and for said county in said state, hereby certify that **Amber R. Jackson and Laci Rowe** name 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 this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 8<sup>th</sup> day of August, 2025

My Commission Expires: 11/28/2026

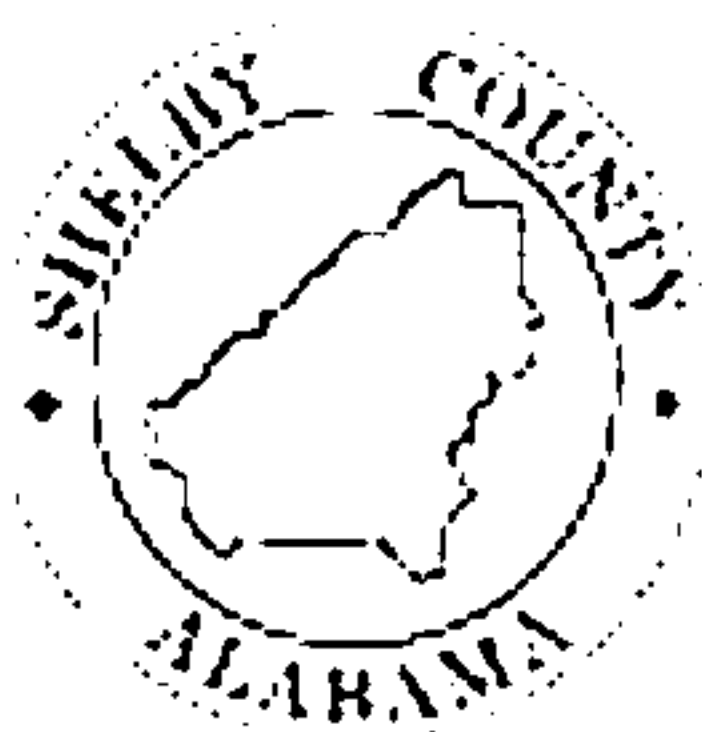
Katoria L. Shilo  
Notary Public



## EXHIBIT "A"

A parcel of land being a part of the Southeast Quarter of the Northeast Quarter of Section 2 and part of the Southwest Quarter of the Northwest Quarter of Section 1 of Township 22 South, Range 4 West in Shelby County, Alabama, being the property maintained by Amber Jackson and Farrell Rowe, being displayed as tax parcel 26-1-02-0-001-028.000, 26-1-01-0-001-008.001 and 26-1-01-0-001-009.000 and being more particularly described as follows:

BEGIN at a fence corner at the southeast corner of said Southeast Quarter of the Northeast Quarter of Section 2; thence run South 89 degrees, 30 minutes, 40 seconds West and along the south line of said Southeast Quarter of the Northeast Quarter of Section 2 for a distance of 385.00 feet to a one-inch iron pipe; thence run North 00 degrees, 03 minutes, 06 seconds East for a distance of 868.69 feet to a ½ inch capped (17522) rebar; thence run North 00 degrees, 00 minutes, 45 seconds West for a distance of 39.34 feet to a ½ inch capped (CA 965) rebar at the southwest corner of the property found described in instrument No. 20190311000076530 and being also described by Civil Court Case No. 58-CV-2017-900213.00 in the Probate Records of Shelby County, Alabama; thence run North 81 degrees, 12 minutes, 51 seconds East and along the south boundary of the aforementioned deed and civil case for a distance of 105.14 feet to a ½ inch capped (CA 965) rebar; thence run North 00 degrees, 00 minutes, 45 seconds West and along the east boundary of the aforementioned deed and civil case for a distance of 167.03 feet to a ½ inch capped (CA 965) rebar on the south right-of-way margin of County Highway No. 22; thence run North 81 degrees, 20 minutes, 58 seconds East and along said south right-of-way for a distance of 154.68 feet to a point of curvature; thence run Northeasterly and along a curve to the right, having a delta angle of 4°31'47", a radius of 4288.59 feet, a chord bearing of North 83 degrees, 28 minutes, 45 seconds East for a chord distance of 338.96 feet to a ½ inch capped (CA 965) rebar; thence leaving said right-of-way run South 01 degrees, 01 minutes, 24 seconds West for a distance of 274.23 feet to a ½ inch capped (CA 965) rebar; thence run South 86 degrees, 20 minutes, 13 seconds East for a distance of 149.60 feet to a point in a tree; thence run South 01 degrees, 32 minutes, 33 seconds West for a distance of 49.21 feet to a ½ inch rebar; thence run South 01 degrees, 30 minutes, 37 seconds West for a distance of 149.76 feet to a ½ inch capped (CA 965) rebar; thence run South 87 degrees, 11 minutes, 38 seconds East for a distance of 101.99 feet to a ½ inch capped (CA 965) rebar; thence run South 01 degrees, 31 minutes, 18 seconds West for a distance of 295.38 feet to a ½ inch capped (#21784) rebar; thence run South 89 degrees, 30 minutes 40 seconds West for a distance of 240.00 feet to a ½ inch capped (CA 965) rebar; thence run South 07 degrees, 24 minutes 13 seconds East for a distance of 117.66 feet to a ½ inch capped (CA 965) rebar; thence run South 89 degrees, 30 minutes, 40 seconds West for a distance of 217.82 feet to a ½ inch capped (965-LS) rebar on the West boundary of Section 1, also being the East boundary of Section 2; thence run South 00 degrees, 01 minutes, 56 seconds East and along said Section line for a distance of 246.09 feet to the POINT OF BEGINNING.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/13/2025 09:53:32 AM  
 \$117.00 JOANN  
 20250813000247400

*Allen S. Bayl*