

STATE OF ALABAMA

COUNTY OF SHELBY

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WARRANTY DEED



20251002000301690 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/02/2025 08:10:21 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty-Seven Thousand Five Hundred and NO/100 (\$57,500.00) Dollars and other good and valuable consideration to the undersigned, David Martinez Garcia, herein referred to as Grantor, in hand paid by Mario Alexis Ramirez Ramirez, a married man referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

The above described property is not the homestead property of the Grantor.

THIS CONVEYANCE IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH ON THE PART OF THE PREPARER.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for himself and for his heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal this the 26 day of June, 2024.

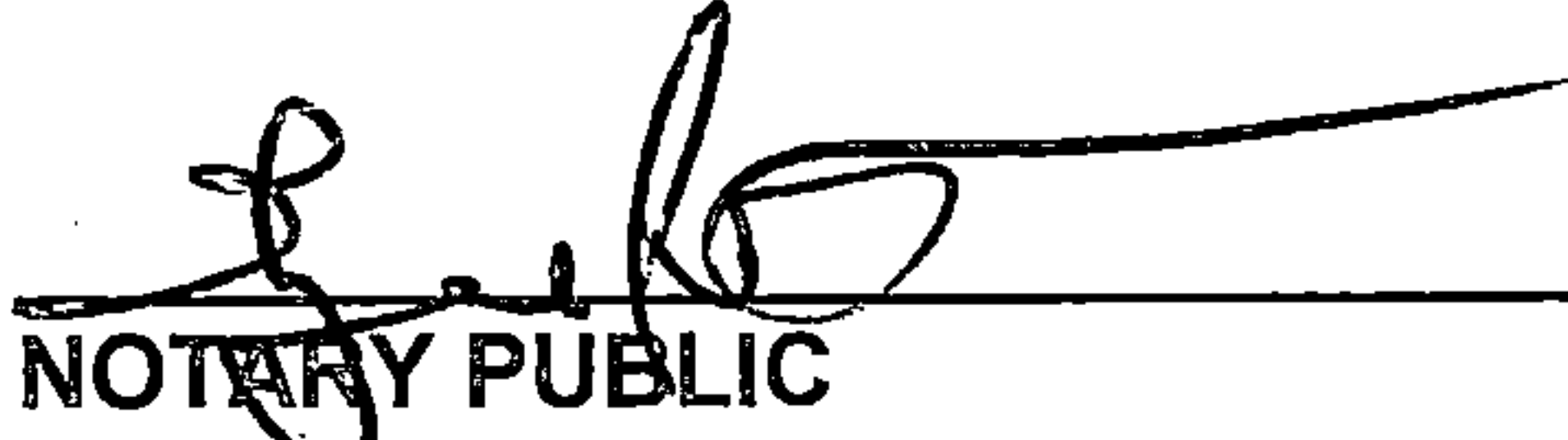
David Martinez Garcia
David Martinez Garcia

STATE OF ALABAMA,
TALLADEGA COUNTY.

20251002000301690 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
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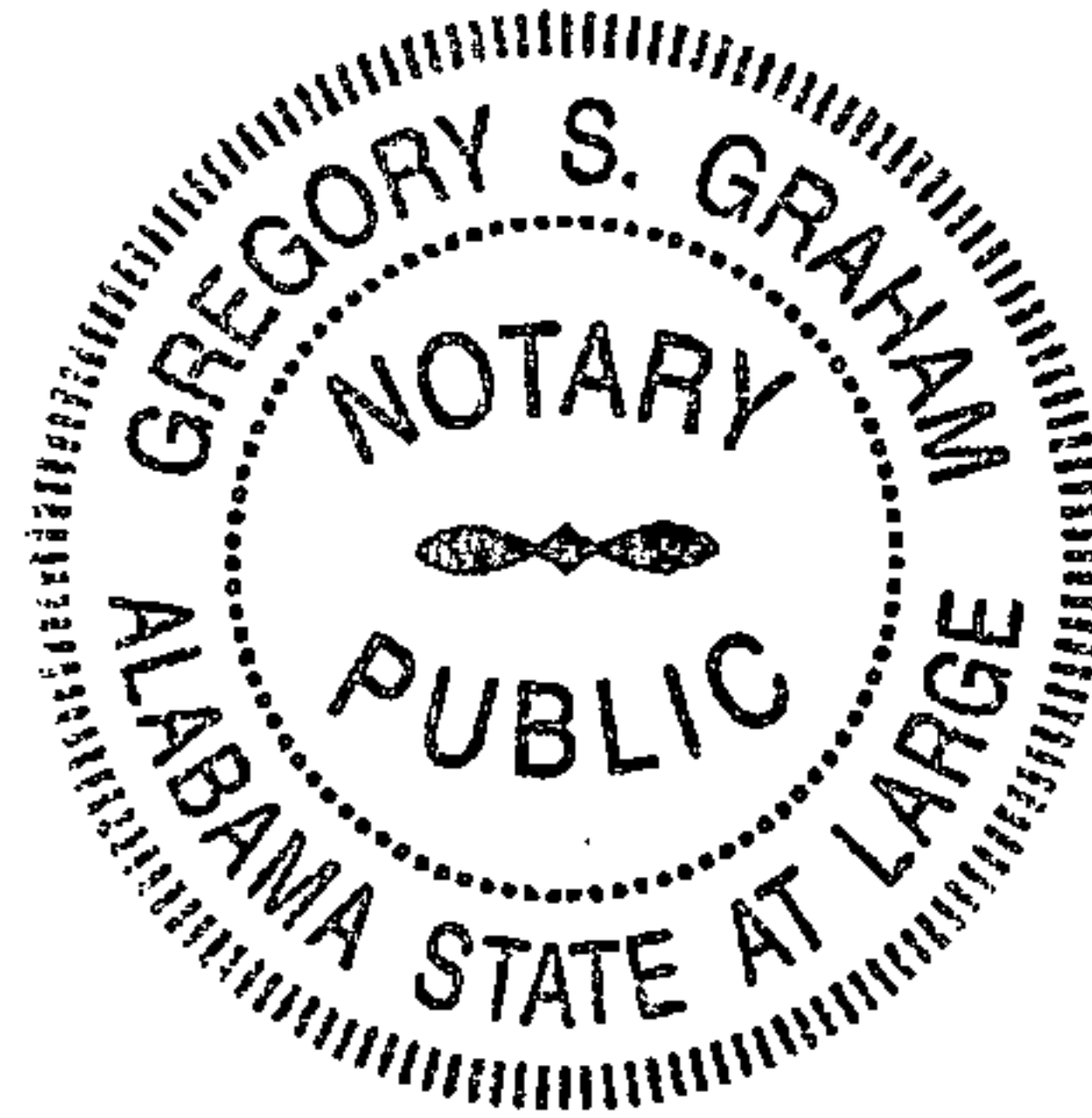
I, the undersigned authority, in and for said County, in said State, hereby certify that, David Martinez Garcia whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of Nov, 2024.


NOTARY PUBLIC

My Commission Expires:

01/18/2028



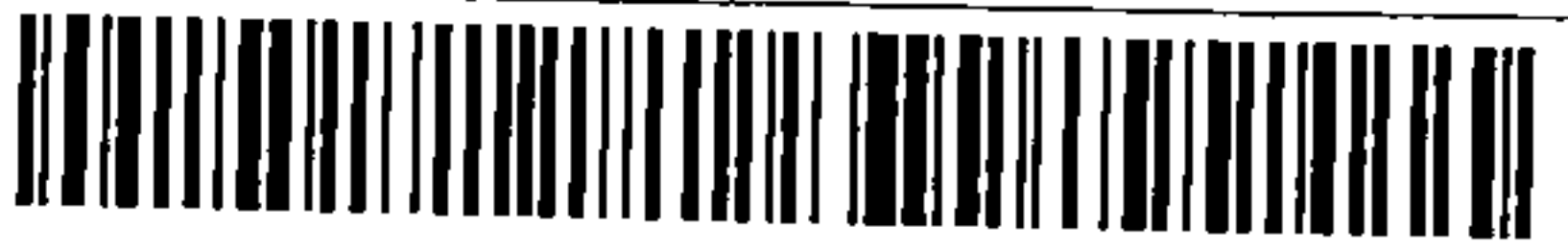
This document prepared by:
Gregory S. Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044

Property Address:
5065 Old Hwy 280
Sterrett, AL 35147

Grantor's Address:
76 Stevie Lane
Wilsonville, AL 35186

Grantee's Address:
5065 Old Hwy 280
Sterrett, AL 35147

EXHIBIT 'A'
LEGAL DESCRIPTION


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Commence at the NW corner of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama; thence N79°08'46"E for a distance of 106.76' to the Southerly R.O.W. line of Old Highway 280; thence S86°13'56"E and along said R.O.W. line for a distance of 498.89'; thence N89°25'40"E and along said R.O.W. line for a distance of 63.07'; thence S89°56'49"E and along said R.O.W. line for a distance 263.19' to the POINT OF BEGINNING; thence S87°52'26"E and along said R.O.W. line for a distance of 40.00'; thence S00°37'46"E and leaving said R.O.W. line for a distance of 221.74'; thence S87°52'26"E for a distance of 380.96'; thence S00°37'03"E for a distance of 304.02'; thence N88°44'00"W for a distance of 420.75'; thence N00°37'03"W for a distance of 532.08' to the POINT OF BEGINNING.
