

THIS INSTRUMENT PREPARED BY:
J. CLAY MADDOX
J. CLAY MADDOX, LLC.
ATTORNEYS AT LAW
409 LAY DAM ROAD
CLANTON, AL 35045
(205)755-1975

Shelby County, AL 01/05/2026
State of Alabama
Deed Tax: \$38.00

WARRANTY DEED

SEND TAX NOTICES TO:

181 County Rd. 54
Montevallo AL 35115

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

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WHEREAS, in consideration of the sum of Five Hundred and 0/100 Dollars (\$500.00) and other valuable considerations to the undersigned GRANTOR(S), **Gabriel Vargas, a Married person** in hand paid by the GRANTEE **GLA Properties, LLC** the receipt whereof is acknowledged, we, the said GRANTORS, do hereby grant, bargain, sell and convey unto the said GRANTEE, in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Parcel 1 Parcel 057.000

Commence at the Southwest corner of the Northeast 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama; proceed North along the West line of said 1/4 section for a distance of 414.00 feet to a point on the Northerly right of way line of Railroad Avenue, said point being the point of beginning; proceed North 73 degrees 33 minutes 50 seconds East along said right of way line for a distance of 151.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and proceed for a distance of 200.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and proceed for a distance of 92.00 feet to said West line of said 1/4 section; thence turn an angle to the left of 73 degrees 33 minutes 50 seconds and proceed South along said line for a distance of 208.52 feet to the point of beginning.

Deed Ref: Inst. 20250116000016170.

Parcel 2 Parcel 063.000

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4, SECTION 3, TOWNSHIP 24 NORTH, RANGE 12 EAST, AND RUN THENCE NORTH 11 DEG. 33 MIN. EAST A DISTANCE OF 794.75 FEET TO AN IRON PIN; THENCE RUN NORTH 73 DEG. 39 MIN. EAST A DISTANCE OF 128.0 FEET TO AN IRON PIN; RUN THENCE NORTH 16 DEG. 21 MIN. WEST A DISTANCE OF 84.0 FEET TO AN IRON PIN AND THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; RUN THENCE NORTH 73 DEG. 39 MIN. EAST A DISTANCE OF 91.0 FEET; THENCE RUN NORTH 16 DEG. 21 MIN. WEST ALONG A FENCE A DISTANCE OF 66.0 FEET; RUN THENCE SOUTH 75 DEG. 20 MIN. WEST A DISTANCE OF 91.0 FEET; THENCE RUN SOUTHERLY A DISTANCE OF 66.0 FEET TO THE POINT OF BEGINNING.

Lester J Cathey aka Lester Jerry Cathey, Sr. grantee in that certain deed filed in Book 263, Page 775, died on 6/18/2004. Ruther Cathey aka Ruether Cathey aka Ruether Cottingham Cathey grantee in that certain deed filed in Book 263, Page 775, died on 4/29/2018. The heirs of Lester J. Cathey aka Lester Jerry Cathey

Parcel 3 Parcel 044.00

A part of Lot 54, Block F, Ellis Addition to Montevallo, Alabama, more



2026010500002890 2/3 \$66.00
Shelby Cnty Judge of Probate, AL
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particularly described as follows: Commence at the Northwest corner of said Lot 54 on Ellis Street, which said corner is also the Northeastern corner of Lot 62 and run thence Southeasterly along the Western boundary of said Lot 54 a distance of 81.1 feet to a point which is the Southwest corner of said Lot 54; thence turn to the left and run Northeasterly along the Southern boundary of Lot 54 a distance of 74.2 feet to a point; thence turn to the left and run Northwesterly to a point on the Northern boundary of said Lot 54, which said point is in the exact middle of said North line; thence turn to the left and run Westerly along the Northern line of said Lot 54 a distance of 76.65 feet to the point of beginning. Situated in Shelby County, Alabama.

Deed Ref: Inst. 20230217000042970.

Parcel 4 Parcel 024.000

**Lot 11, according to the Survey of Blueberry Estates, as recorded in Map Book 5
page 72 in the Probate Office of Shelby County, Alabama.**

Deed Ref: Inst. 202304100000099330.

Parcel 5 Parcel 014.000

Sub South Calera L4B52 MB 03 MP 040

AKA: Lot 4, Block 53, South Calera, Map Book 3 page 40 in the Probate Office of Shelby County, Alabama.

Deed Ref: Inst. 20171113000410780.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: The drafter of this instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

Subject property is not the homestead of above grantor, nor any spouse.

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs
and assigns.

AND THE GRANTOR(S), do for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, her heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that we are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid, and that we will, and our heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand
and seal, on this 30th day of December, 2025. | |)

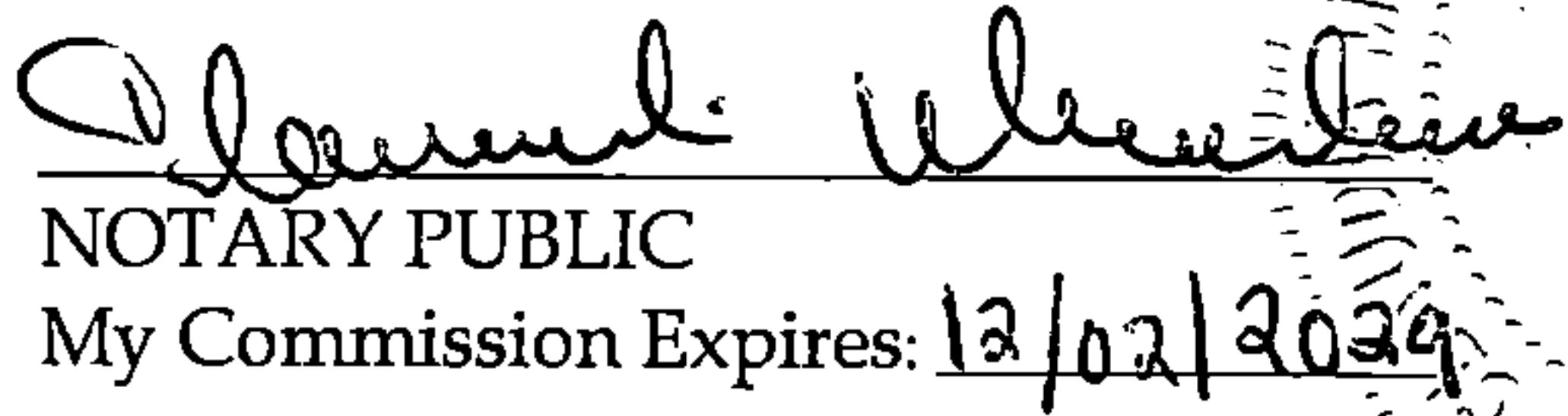
2025. |)
Gabriel Vargas

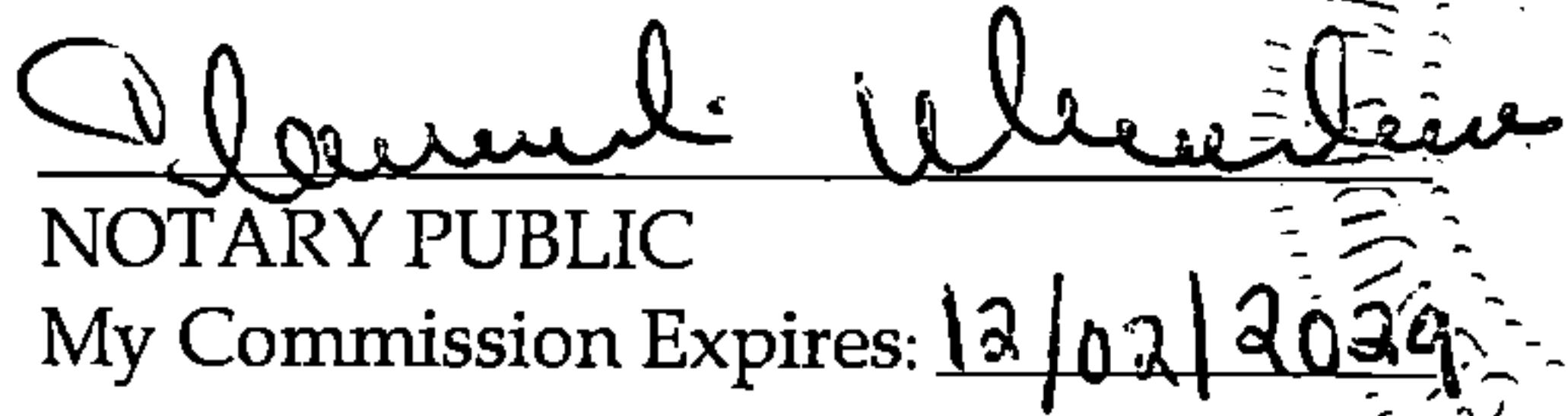
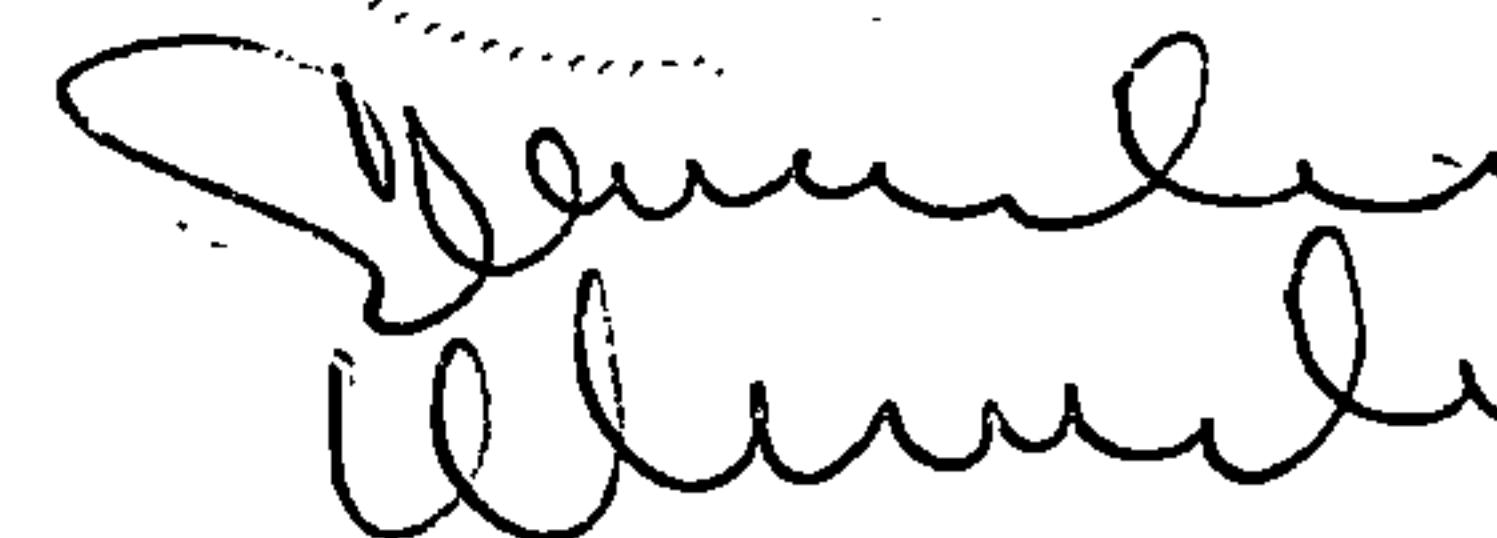
STATE OF ALABAMA)
COUNTY OF)

20260105000002890 3/3 \$66.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Gabriel Vargas**, is 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 30th day of December
2025.


NOTARY PUBLIC
My Commission Expires: 12/02/2029

Address of Grantee:

Address:

181 CR 54
Montevallo
AL 35115

Address of Grantor:

181 CR 54
Montevallo
AL 35115

Property

364 Honeybee Loop
Randolph, AL 36792

Real Value: \$37,800.00