

**This instrument was prepared by:**

**Mitchell A. Spears**  
Attorney at Law  
P. O. Box 119  
Montevallo, AL 35115  
205/665-5076

**Send Tax Notice to:**

(Name) Alejandro Reynosa  
(Address) Jaime Perez  
557 Hwy 315  
Columbiana, AL 35051

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***Statutory Warranty Deed***

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STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FOURTY TWO THOUSAND and 00/100 (\$42,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **CENTRAL STATE BANK, an Alabama Banking Corporation**, whose address is P.O. Box 180, Calera, Alabama 35040 (herein referred to as grantor), grants, bargains, sells and conveys unto **Alejandro Reynosa and Jaime Perez**, whose address is 557 Hwy 315, Columbiana, Alabama 35051 (herein referred to as grantee, whether one or more), the following described real estate which is located at 161 Hwy 205, Montevallo, Alabama 35115, situated in **SHELBY County, Alabama**, to-wit:

**REFERENCE IS HEREBY MADE TO EXHIBIT "A", SAME OF WHICH IS HERETO ATTACHED AND FULLY INCORPORATED HERewith, AS THO SET OUT HEREIN.**


**SUBJECT TO:**

- **Taxes for 2013 and subsequent years.**
- **Any part of caption lands lying within the right of way of Norfolk Southern Railroad.**
- **Title to minerals underlying caption lands with mining rights and privileges belonging thereto.**

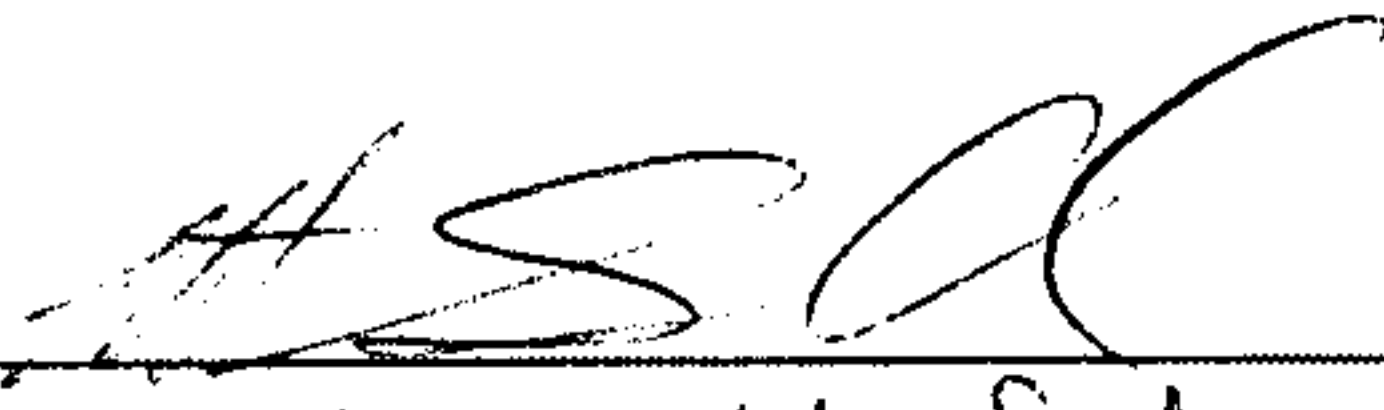
TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s),  
this 19<sup>th</sup> day of July, 2013.

Shelby County, AL 07/23/2013  
State of Alabama  
Deed Tax: \$42.00

  
20130723000299260 1/4 \$63.00  
Shelby Cnty Judge of Probate, AL  
07/23/2013 10:11:57 AM FILED/CERT

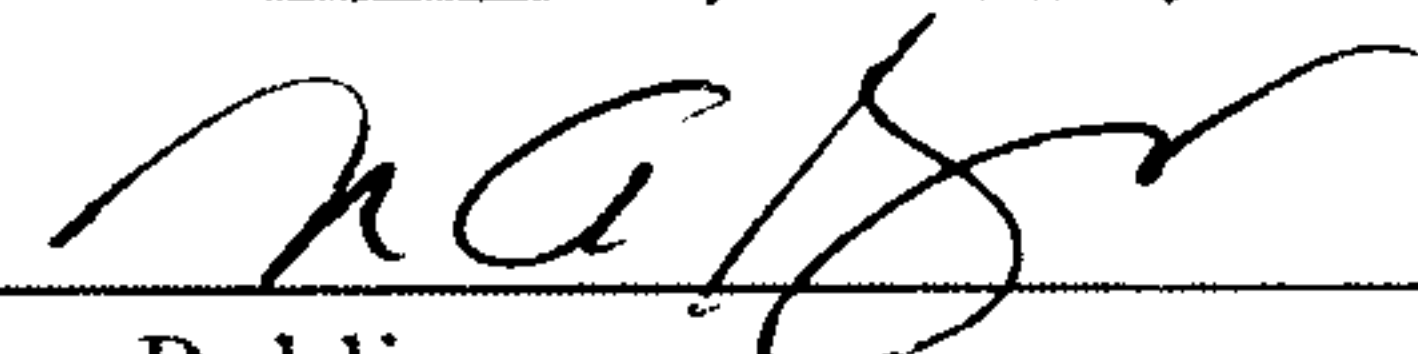
Central State Bank


  
By: William M. Schroeder, Jr.  
Its: CEO

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder, Jr., whose name as CEO of Central State Bank, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal, this the 19<sup>th</sup> day of July, 2013.

  
Notary Public  
My Commission Expires: 8/13/13

  
20130723000299260 2/4 \$63.00  
Shelby Cnty Judge of Probate, AL  
07/23/2013 10:11:57 AM FILED/CERT



## EXHIBIT A

A parcel of land situated in the SW ¼ of the NE ¼ of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the intersection of the Southerly bank of Davis Creek and the Easterly right of way line of Norfolk Southern Railroad (100-foot right of way), said point also being the NW corner of Lot 9A of L.E. Shaw Addition, as recorded in Map Book 3, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the point of beginning; thence South 26 degrees 43 minutes 31 seconds West and along said railroad right of way line, a distance of 280.48 feet to the beginning of a curve to the left, having a radius of 1,950.00 feet, a central angle of 04 degrees 38 minutes 06 seconds, and subtended by a chord which bears South 23 degrees 35 minutes 19 seconds West and a chord distance of 157.70 feet; thence along the arc of said curve and said right of way line, a distance of 157.74 feet; thence South 86 degrees 45 minutes 26 seconds East and leaving said right of way line, a distance of 209.33 feet; thence South 17 degrees 45 minutes 28 seconds West, a distance of 314.66 feet; thence South 84 degrees 36 minutes 55 seconds East, a distance of 88.94 feet to a point on the Northerly right of way line of County Highway 205 (20-foot right of way); thence North 31 degrees 14 minutes 52 seconds East and along said right of way line, a distance of 16.71 feet to the beginning of a curve to the right, having a radius of 310.00 feet, a central angle of 15 degrees 12 minutes 09 seconds and subtended by a chord which bears North 38 degrees 04 minutes 38 seconds East and a chord distance of 82.01 feet; thence along the arc of said curve and said right of way line, a distance of 82.25 feet; thence North 45 degrees 40 minutes 42 seconds East and along said right of way line, a distance of 125.53 feet to the beginning of a curve to the left, having a radius of 190.00 feet, a central angle of 03 degrees 05 minutes 44 seconds, and subtended by a chord which bears North 44 degrees 07 minutes 50 seconds East and a chord distance of 131.88 feet; thence along the arc of said curve and said right of way line, a distance of 10.26 feet; thence North 03 degrees 53 minutes 38 seconds East and leaving said right of way line, a distance of 296.66 feet to a point on said right of way line to the beginning of a curve to the left, having a radius of 215.00 feet, a central angle of 55 degrees 53 minutes 50 seconds, and subtended by a chord which bears North 41 degrees 50 minutes 14 seconds West and a chord distance of 201.53 feet; thence along the arc of said curve and said right of way line, a distance of 67.24 feet; thence North 50 degrees 50 minutes 01 seconds West and along said right of way line, a distance of 71.65 feet; thence North 08 degrees 32 minutes 24 seconds East and leaving said right of way line, a distance of 153.40 feet to a point on the Southerly bank of Davis Creek; thence North 86 degrees 57 minutes 02 seconds West and along said creek, a distance of 46.70 feet; thence North 81 degrees 07 minutes 30 seconds West and along said creek, a distance of 51.26 feet; thence South 50 degrees 00 minutes 13 seconds West and along said creek a distance of 18.83 feet to the point of beginning.



20130723000299260 3/4 \$63.00  
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**STEWART TITLE  
GUARANTY COMPANY**



## Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Central State Bank  
Mailing Address P.O. Box 180  
Calera, AL 35040

Grantee's Name Alejandro Reynosa  
Mailing Address Jaime Perez  
557 Hwy 315  
Columbiana, AL 35051

Property Address 161 Hwy 205  
Montevallo, Alabama 35115  
Shelby County, Alabama

Date of Sale July 19, 2013  
Total Purchase Price \$ 42,000.00  
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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

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).


Print M.H. Schroeder

Verified by: \_\_\_\_\_

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA )  
COUNT OF SHELBY )

Sworn to and subscribed before me this the 19<sup>th</sup> day of July, 2013.

  
20130723000299260 4/4 \$63.00  
Shelby Cnty Judge of Probate, AL  
07/23/2013 10:11:57 AM FILED/CERT

[Signature]  
Notary Public  
My commission expires: 8/13/13