

Send tax notice to:

SARAH ELIZABETH LEE
524 CREEKVIEW DRIVE
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013567

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JORGE GARCIA and RACHEL GARCIA, HUSBAND AND WIFE **whose mailing address** is 4845 KEITH DRIVE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by SARAH ELIZABETH LEE **whose mailing address** is: 524 CREEKVIEW DRIVE, PELHAM, AL 35214 (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 7, BLOCK 3, ACCORDING TO THE SURVEY OF OAK MOUNTAIN ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN SHELBY REAL 265, PAGE 223.

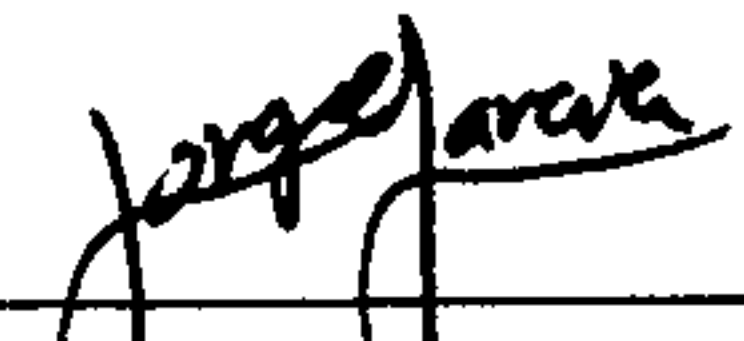
\$93,279.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Shelby County, AL 11/07/2013
State of Alabama
Deed Tax: \$2.00


20131107000440630 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
11/07/2013 02:23:10 PM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1st day of November, 2013.



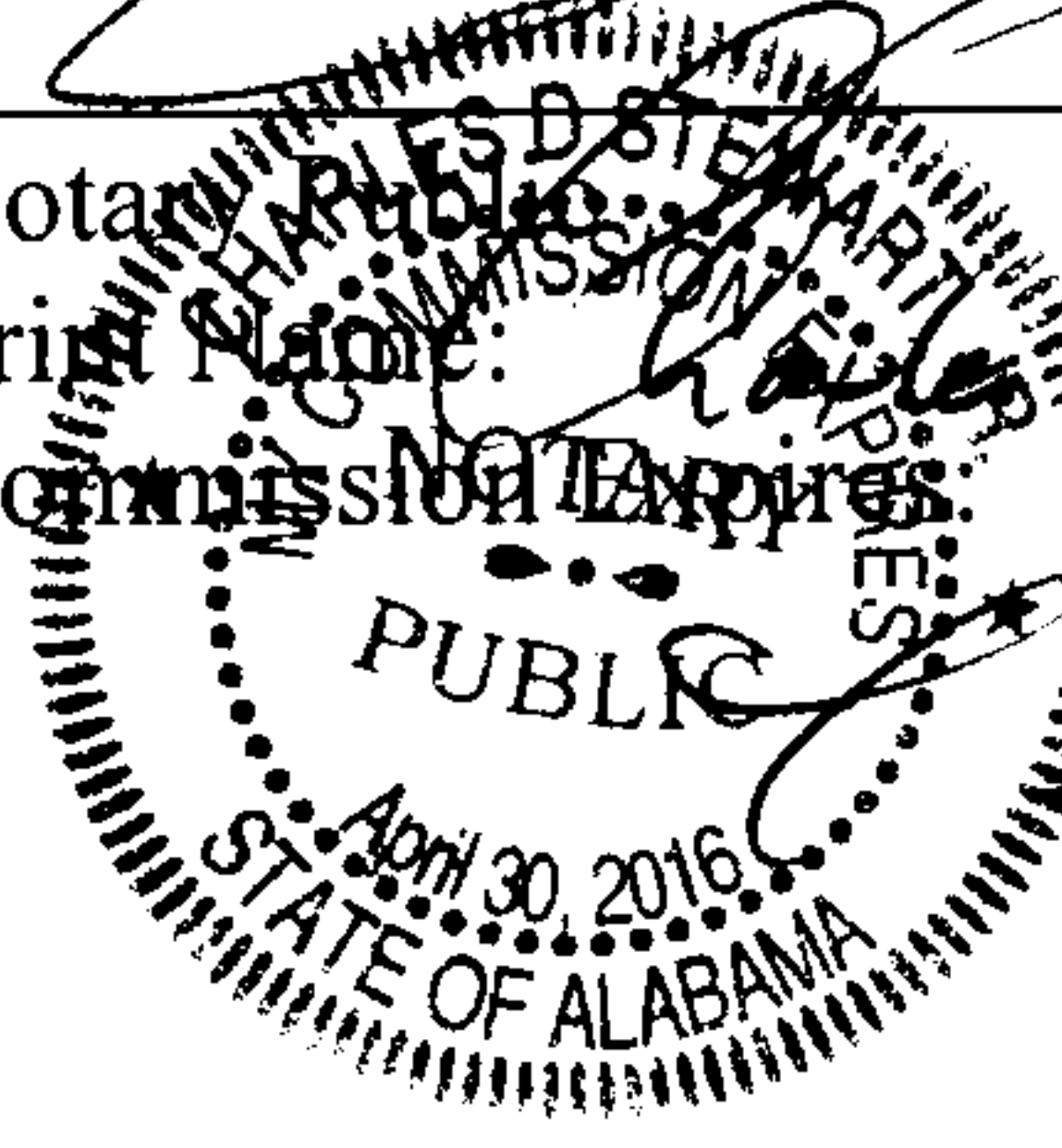
JORGE GARCIA



RACHEL GARCIA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JORGE GARCIA and RACHEL 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 the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of November, 2013.

Notary Public
Print Name: *Charles S. Stewart, Jr*
Commission Expires: *05-16*



20131107000440630 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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