

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Amelia Hernandez
Gustavo Rosas
760 Highway 31 South
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

20171003000360050

} Know All Men by These Presents:

10/03/2017 11:45:01 AM

Shelby County

DEEDS 1/3

That in consideration of the sum of **One Hundred Forty Nine Thousand Nine Hundred Dollars and No Cents (\$149,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Debra Marie Bailey, a married woman and Wilburn Anthony Seales, a/k/a Anthony Seales, a married man, whose mailing address is 764 Highway 31 South, Alabaster, AL 35007** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Amelia Hernandez and Gustavo Rosas, whose mailing address is 760 Highway 31 South, Alabaster, AL 35007** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 760 Highway 31 South, Alabaster, AL 35007**; to wit;

FROM THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 WEST RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF THE SAID NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 21 S, RANGE 2 W, FOR 43.57 FEET; THENCE TURN AN ANGLE OF 73 DEGREES 30 MINUTES TO THE RIGHT AND RUN SOUTHEASTERLY 401.0 FOOT TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. 31 HIGHWAY FOR THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED AND CONVEYED; THENCE TURN AN ANGLE OF 118 DEGREES 25 MINUTES TO THE RIGHT AND RUN NORTHWESTERLY 135.36 FEET; THENCE TURN AN ANGLE OF 104 DEGREES 44 MINUTES TO THE LEFT AND RUN SOUTHERLY FOR 210.96 FEET; THENCE TURN AN ANGLE OF 109 DEGREES 12 MINUTES TO THE LEFT AND RUN NORTHEASTERLY 221.36 FEET MORE OR LESS TO A POINT ON THE WEST R.O.W. LINE OF U.S. 31 HIGHWAY; THENCE TURN AN ANGLE OF 107 DEGREES 44 MINUTES TO THE LEFT AND RUN NORTHWESTERLY ALONG THE WEST R.O.W. LINE OF U.S. 31 HIGHWAY 129.75 FEET OR MORE OR LESS TO THE POINT OF BEGINNING.

THIS LAND BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 WEST.

THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED LAND CROSSES THE CENTER OF A WELL LOCATED 63.21 FEET EAST OF THE SOUTHWEST CORNER OF SAID LAND. IT IS THE INTENTION OF THE GRANTOR TO CONVEY TO THE GRANTEE ONE HALF INTEREST IN SAID WELL.

\$129,900.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to: Grantors are not married to each other and the property is not the homestead property of either Grantor.

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of September, 2017.

Debra Marie Bailey
Debra Marie Bailey

Wilburn Anthony Seales, a/k/a Anthony Seales
Wilburn Anthony Seales, a/k/a Anthony Seales

State of Alabama

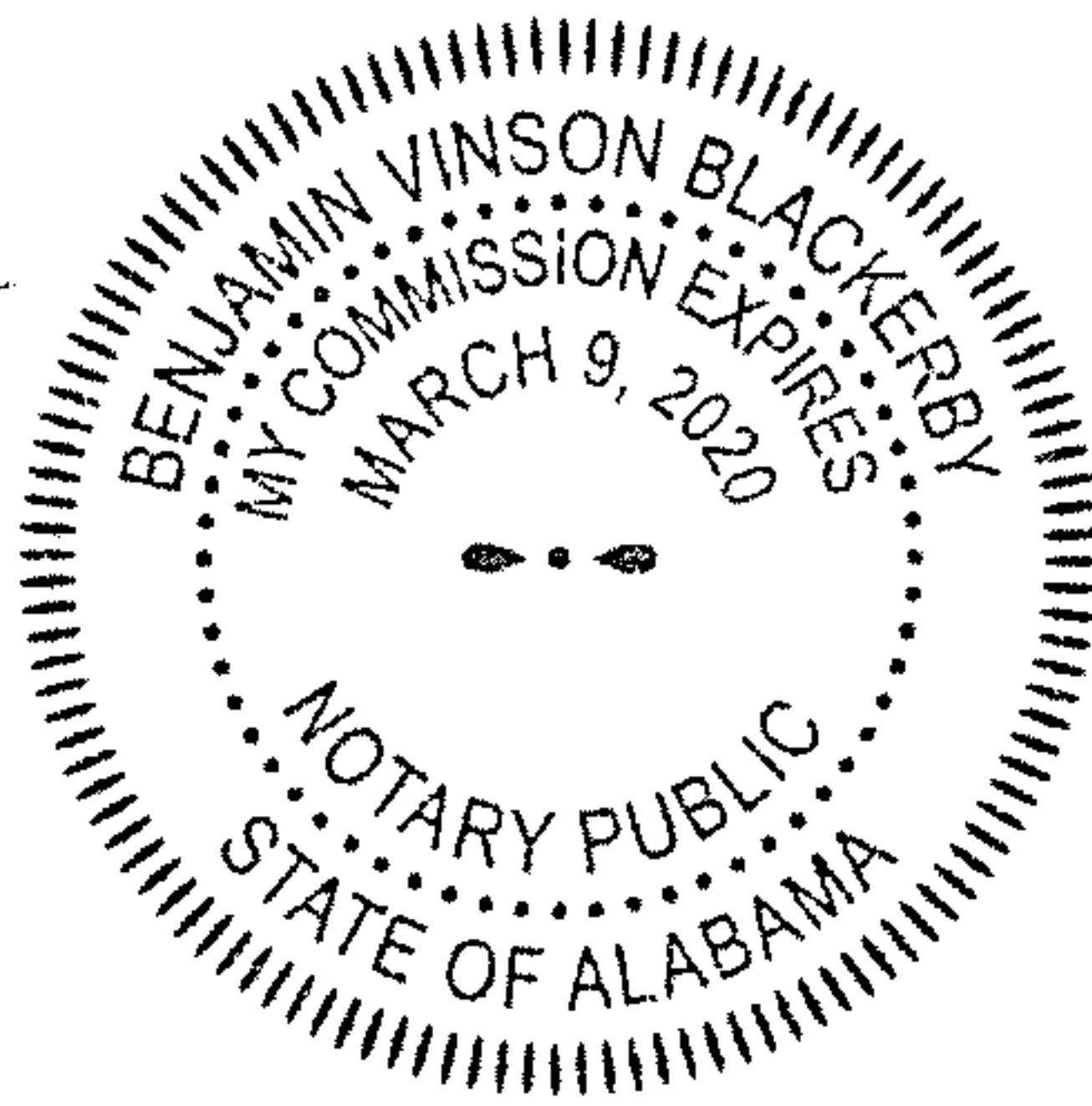
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Debra Marie Bailey and Wilburn Anthony Seales, a/k/a Anthony Seales, wife and husband whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of September, 2017.

Benjamin Vinson Blackery
Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 3-9-20



Real Estate Sales Validation Form

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

Grantor's Name Debra Marie Bailey Wilburn Anthony Seales, a/k/a Anthony Seales
Mailing Address 764 Highway 31 South Alabaster, AL 35007
Property Address 760 Highway 31 South Alabaster, AL 35007
Grantee's Name Amelia Hernandez Gustavo Rosas
Mailing Address 760 Highway 31 South Alabaster, AL 35007
Date of Sale September 29, 2017
Total Purchase Price \$149,900.00
or
Actual Value
20171003000360050 10/03/2017 11:45:01 AM DEEDS 3/3 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 of 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).

Date September 28, 2017

Print Debra Marie Bailey

Unattested

BVB (verified by)

Sign

Debra Marie Bailey (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2017 11:45:01 AM
\$41.00 CHERRY
20171003000360050

Signature of James W. Fuhrmeister