

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jose Luis Martinez Jr.
P.O. Box 404
Seymour, Ala 35137

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jose Martinez, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Jose Luis Martinez Jr. (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of May, 2008.

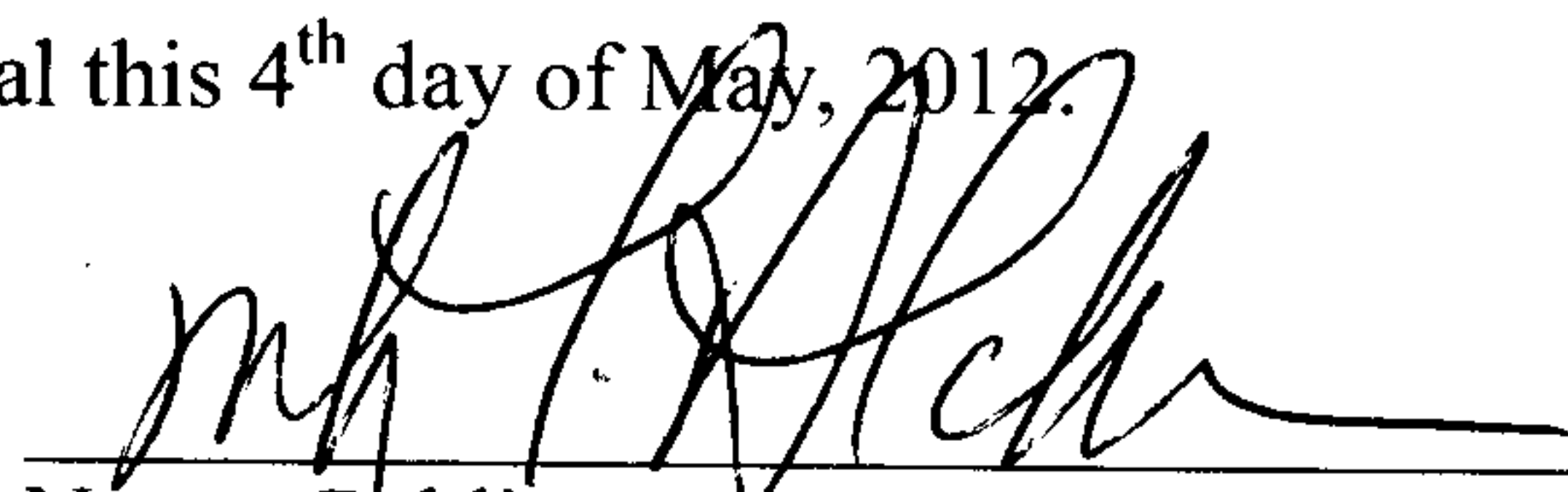

Jose Martinez

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jose Martinez**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2012.


20120507000158360 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
05/07/2012 08:30:20 AM FILED/CERT


Notary Public
My Commission Expires: 10-16-12


Shelby County, AL 05/07/2012
State of Alabama
Deed Tax: \$5.00

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Commence at the Southwest corner of the Northeast Quarter of Section 5, Township 22 South, Range 2 West, at a found 3 1/2-inch capped pipe; thence run North 88 degrees 40 minutes 00 seconds East (Real Book 399, page 451) a distance of 748.04 feet to a found 3/4-inch rebar at the point of beginning; thence North 05 degrees 16 minutes 38 seconds West, 380.40 feet to a set iron pin; thence South 87 degrees 22 minutes 05 seconds East 116.96 feet to a fence post; thence North 86 degrees 19 minutes 10 seconds East 182.72 feet to a set iron pin; thence south 05 degrees 27 minutes 48 seconds East 93.33 feet to a set iron pin; thence North 88 degrees 32 minutes 03 seconds East 32.00 feet to a set iron pin; thence South 05 degrees 27 minutes 42 seconds East 287.33 feet to a set iron pin; thence South 87 degrees 31 minutes 40 seconds West 332.03 feet to the point of beginning.
According to survey of Barton F. Carr, RLS #16685, dated October 22, 1999.

Together with a non-exclusive 16-foot easement for ingress and egress over the existing gravel road lying North of the above described property. Said gravel road is situated upon the remaining property of Donald Epperson and Dorothy Epperson, as described in Deed Book 194, Page 184, in the Probate Office of Shelby county, Alabama, and runs in a Northerly direction to Highway No. 22.


20120507000158360 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
05/07/2012 08:30:20 AM FILED/CERT