

**THIS INSTRUMENT PREPARED BY:**

ELIZABETH S. PARSONS

Blair and Parsons, P. C.

1711 Cogswell Avenue

Pell City, Alabama 35125

**Send Tax Notice To:**

VICTOR M. AMARO VILLANUEVA

23 KINSTLER DRIVE

MAYLENE, AL 35114

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifteen Thousand and 00/100 (\$115,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, DONALD W. HOGUE, JR. AND WIFE, VICTORIA HOGUE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto VICTOR M. AMARO VILLANUEVA, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

**SUBJECT TO:**

**1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.**

**2. COVENANTS, CONDITIONS, AND RESTRICTION (DELETING THEREFROM, ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT IN INSTRUMENT 20080530000219470 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

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 VICTOR M. AMARO VILLANUEVA, 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 VICTOR M. AMARO VILLANUEVA, their heirs and assigns forever.

\$ 8526.58 of the above recited consideration was  
**paid** by mortgage loan executed simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this  
22nd day of June, 2012.

Donald W Hogue, Jr.  
DONALD W. HOGUE, JR.  
Victoria Hogue  
VICTORIA HOGUE

STATE OF ALABAMA  
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DONALD W. HOGUE, JR. and VICTORIA HOGUE, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of June, 2012.  
Elizabeth S. Parsons  
Notary Public

5116-12K




20120703000233220 2/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
07/03/2012 08:19:51 AM FILED/CERT

**EXHIBIT "A"**

**COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, RUN SOUTH ALONG EAST LINE OF SAID 1/4-1/4 SECTION 15.0 FEET TO THE SOUTH LINE OF MAYLENE ROAD; THENCE SOUTH 87 DEGREES 30 MINUTES WEST ALONG MAYLENE ROAD 611.0 FEET TO POINT OF BEGINNING; THENCE CONTINUE ALONG SAME LINE 200.0 FEET; THENCE SOUTH 6 DEGREES 45 MINUTES EAST 114.84 FEET; THENCE GO NORTH 83 DEGREES 18 MINUTES EAST A DISTANCE OF 199.46 FEET, (DEED 73 DEGREES 15 MINUTES), (NORTH 83 DEGREES 18 MINUTES 32 SECONDS EAST, 193.74 FEET MEASURED TO A FOUND IRON PIN); THENCE GO NORTH 6 DEGREES 45 MINUTES WEST A DISTANCE OF 100.00 FEET (NORTH 6 DEGREES 45 MINUTES 00 SECONDS WEST 100.28 FEET - MEASURED TO A FOUND IRON PIN) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. ACCORDING TO THE JUNE 21, 2012 SURVEY BY JOSEPH SCHIFANO, III, ALABAMA REG NO.: 23661.**

**LESS AND EXCEPT THE SUBJECT PROPERTY DESCRIBED IN INSTRUMENT 20080530000219470.**

**THIS BEING THE SAME PROPERTY CONVEYED TO DONALD W. HOGUE JR., AND VICTORIA HOGUE, HUSBAND AND WIFE BY DEED DATED 7-28-04 AND FILED 7-30-04 IN INSTRUMENT 20040730000424050.**

  
20120703000233220 3/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
07/03/2012 08:19:51 AM FILED/CERT

Shelby County, AL 07/03/2012  
State of Alabama  
Deed Tax:\$9.00