

1207047
This Instrument was Prepared by:
Shannon E. Price
P. O. Box 19144
Birmingham, AL 35219


Send Tax Notice To: Uvaldo Rivera
Maria M. Rivera
98 High Ridge Trace
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County


20120921000361490 1/4 \$356.00
Shelby Cnty Judge of Probate, AL
09/21/2012 02:24:04 PM FILED/CERT

That in consideration of the sum of **Five Hundred Thirty Five Thousand Dollars and No Cents (\$535,000.00)**, 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, **David Ethridge and Jolene G. Ethridge, husband and wife, whose mailing address is 433 Camp Branch Road, Alabaster, AL 35007** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Uvaldo Rivera and Maria M. Rivera, husband and wife, whose mailing address is 98 High Ridge Trace, Pelham, AL 35124** (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 433 Camp Branch Road, Alabaster, AL 35007**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

~~\$200,000.00 of the purchase price is being paid by the proceeds of a first mtg. loan executed and 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.

1. All taxes for the year 2012 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. 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.
5. Such state of facts as shown on subdivision plat recorded in Plat Book 28, Page 85.
6. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this deed does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
7. Transmission line permit to Alabama Power Company as recorded in Deed Book 119, Page 254 and Deed Book 160, Page 415 in Probate Office.
8. Right of Way to Shelby County as recorded in Deed Book 156, Page 549, in Probate Office.
9. Rights of other parties in and to the use of easement as reserved in deed recorded in Deed Book 325, Page 477, in Probate Office.
10. Reservation of 10 foot easement for water, gas and other utilities as reserved in deed recorded in Deed Book 293, Page 92, in Probate Office.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury for damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 24, Page 124 and Deed Book 98, Page 29, in Probate Office.
12. Transmission line permit to Alabama Power Company as recorded in Deed Book 101, Page 125; Deed Book 101, Page 126; Deed Book 101, Page 127; Deed Book 130, Page 185; Deed Book 113, Page 17; Deed Book 117, Page 125; Deed Book 130, Page 215; Deed Book 138, Page 155 and Deed Book 138, Page 198, in Probate Office.
13. Easement to South Central Bell as recorded in Deed Book 336, Page 238, in Probate Office.
14. Right of Way to Shelby County as recorded in Deed Book 296, Page 17, in Probate Office

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.

10 25

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, we have hereunto set our hands and seals this 27th day of August, 2012.


David Ethridge


Jolene G. Ethridge

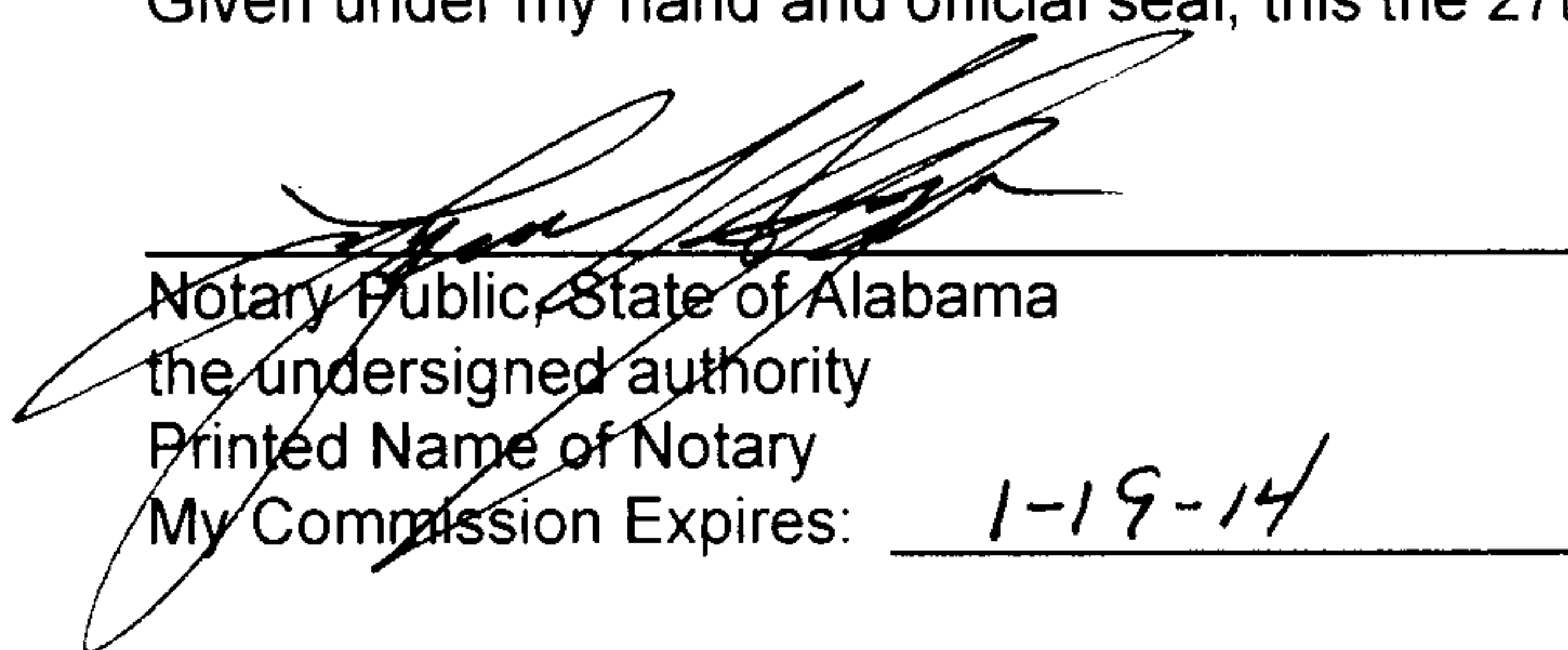
State of Alabama

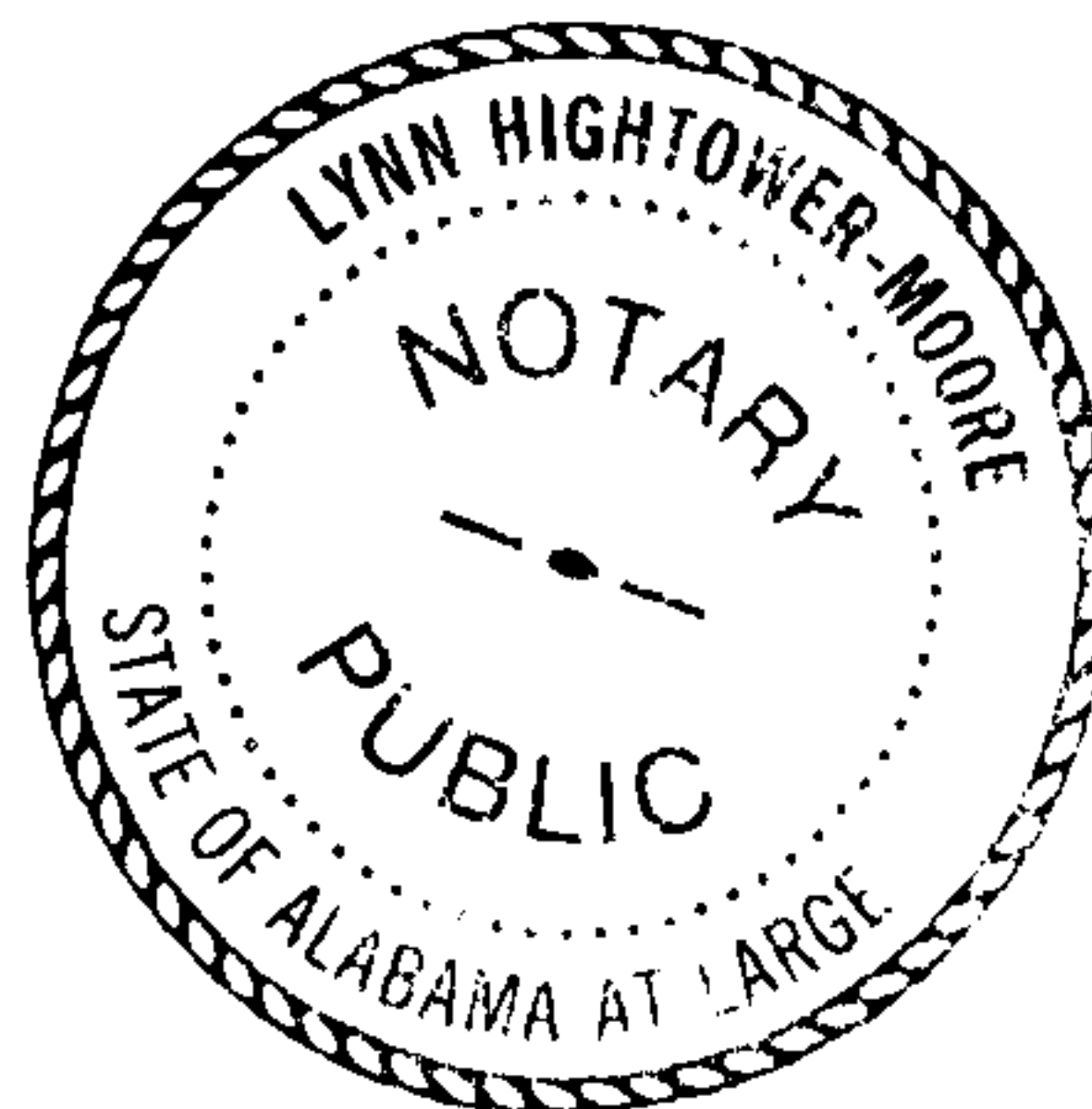
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that David Ethridge and Jolene G. Ethridge, husband and wife 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 27th day of August, 2012.


Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 1-19-14



Shelby County, AL 09/21/2012
State of Alabama
Deed Tax: \$335.00



20120921000361490 2/4 \$356.00
Shelby Cnty Judge of Probate, AL
09/21/2012 02:24:04 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 3 AND PART OF LOT 2, ACCORDING TO THE SURVEY OF CAMP BRANCH FARMS, AS RECORDED IN MAP BOOK 28, PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 53 MINUTES 29 SECONDS EAST A DISTANCE OF 1,308.71 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE NORTH 86 DEGREES 33 MINUTES 59 SECONDS EAST A DISTANCE OF 483.72 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 535.58 FEET, A CENTRAL ANGLE OF 12 DEGREES 28 MINUTES 28 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 23 DEGREES 35 MINUTES 52 SECONDS WEST, A CHORD DISTANCE OF 116.38 FEET; THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 116.51 FEET; THENCE SOUTH 29 DEGREES 50 MINUTES 06 SECONDS WEST, A DISTANCE OF 102.01 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,277.34 FEET, A CENTRAL ANGLE OF 13 DEGREES 44 MINUTES 38 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 22 DEGREES 57 MINUTES 47 SECONDS WEST A CHORD DISTANCE OF 305.67 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 306.41 FEET; THENCE SOUTH 16 DEGREES 05 MINUTES 28 SECONDS WEST, A DISTANCE OF 23.31 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,027.34 FEET, A CENTRAL ANGLE OF 08 DEGREES 07 MINUTES 30 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 12 DEGREES 01 MINUTES 42 SECONDS WEST A CHORD DISTANCE OF 145.56 FEET; THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 145.69 FEET; THENCE WEST, A DISTANCE OF 164.53 FEET; THENCE SOUTH 81 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 31.93 FEET; THENCE SOUTH 69 DEGREES 18 MINUTES 09 SECONDS WEST, A DISTANCE OF 34.60 FEET (DEED) 34.80 FEET (SURVEY); THENCE SOUTH 58 DEGREES 21 MINUTES 17 SECONDS WEST, A DISTANCE OF 58.12 FEET; THENCE SOUTH 51 DEGREES 36 MINUTES 40 SECONDS WEST A DISTANCE OF 51.65 FEET; THENCE SOUTH 64 DEGREES 56 MINUTES 03 SECONDS WEST A DISTANCE OF 16.64 FEET; THENCE SOUTH 87 DEGREES 14 MINUTES 31 SECONDS WEST, A DISTANCE OF 19.73 FEET; THENCE NORTH 64 DEGREES 33 MINUTES 53 SECONDS WEST, A DISTANCE OF 19.78 FEET; THENCE NORTH 44 DEGREES 50 MINUTES 37 SECONDS WEST, A DISTANCE OF 119.25 FEET; THENCE SOUTH 84 DEGREES 15 MINUTES 16 SECONDS WEST A DISTANCE OF 1,058.04 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 03 SECONDS WEST A DISTANCE OF 665.52 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 02 DEGREES 32 MINUTES 03 SECONDS EAST, A DISTANCE OF 665.52 FEET; THENCE NORTH 84 DEGREES 15 MINUTES 16 SECONDS EAST, A DISTANCE OF 1058.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 466.11 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CAMP BRANCH ROAD SAID POINT BEING THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1027.34 FEET, A CENTRAL ANGLE OF 02 DEGREES 56 MINUTES 14 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 09 DEGREES 26 MINUTES 04 SECONDS WEST, A CHORD DISTANCE OF 52.66 FEET; THENCE SOUTHERLY ALONG THE CURVE AND SAID RIGHT OF WAY, AN ARC DISTANCE OF 52.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST AND LEAVING SAID RIGHT OF WAY, A DISTANCE OF 164.53 FEET; THENCE SOUTH 81 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 31.93 FEET; THENCE SOUTH 69 DEGREES 18 MINUTES 09 SECONDS WEST, A DISTANCE OF 34.60 FEET; THENCE SOUTH 58 DEGREES 21 MINUTES 17 SECONDS WEST, A DISTANCE OF 58.12 FEET; THENCE SOUTH 51 DEGREES 36 MINUTES 40 SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE SOUTH 64 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 16.64 FEET; THENCE SOUTH 87 DEGREES 14 MINUTES 31 SECONDS WEST, A DISTANCE OF 19.73 FEET; THENCE NORTH 64 DEGREES 33 MINUTES 53 SECONDS WEST, A DISTANCE OF 19.78 FEET; THENCE NORTH 44 DEGREES 50 MINUTES 37 SECONDS WEST, A DISTANCE OF 119.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL THAT PORTION OF THE SUBJECT PROPERTY WHICH LIES TO THE EAST OF THE 2.5 FEET (PLUS OR MINUS) WIDE CREEK AS SHOWN ON THE SURVEY OF LAURENCE D. WEYGAND DATED DECEMBER 30, 2005, EXCEPT THE SOUTHERLY PORTION THAT LIES BETWEEN THE SAID CREEK AND RUNS 250 FEET ALONG CAMP BRANCH ROAD.

SITUATED IN SHELBY COUNTY, ALABAMA.

JE 28

20120921000361490 3/4 \$356.00
Shelby Cnty Judge of Probate, AL
09/21/2012 02:24:04 PM FILED/CERT

1207047

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***Grantor's Name David Ethridge
Jolene G. EthridgeGrantee's Name Uvaldo Rivera
Maria M. RiveraMailing Address 433 Camp Branch Road
Alabaster, Alabama 35007Mailing Address 98 High Ridge Trace
Pelham, Alabama 35124Property Address 433 Camp Branch Road
Alabaster, Alabama 35007Date of Sale August 27, 2012
Total Purchase Price \$535,000.00or
Actual Valueor
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 August 27, 2012

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

