

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Jaime Perez-Candia
930 Hwy. 315
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Twenty Five Thousand dollars and Zero cents (\$25,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Andrea S. Curtiss and James E. Curtiss, a married couple (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jaime Perez-Candia (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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, 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 9th day of October, 2012.

_____ (SEAL)	<u>Andrea S. Curtiss</u> (SEAL)
_____ (SEAL)	<u>James E. Curtiss</u> (SEAL)
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF Minnesota

COUNTY St. Louis

General Acknowledgment

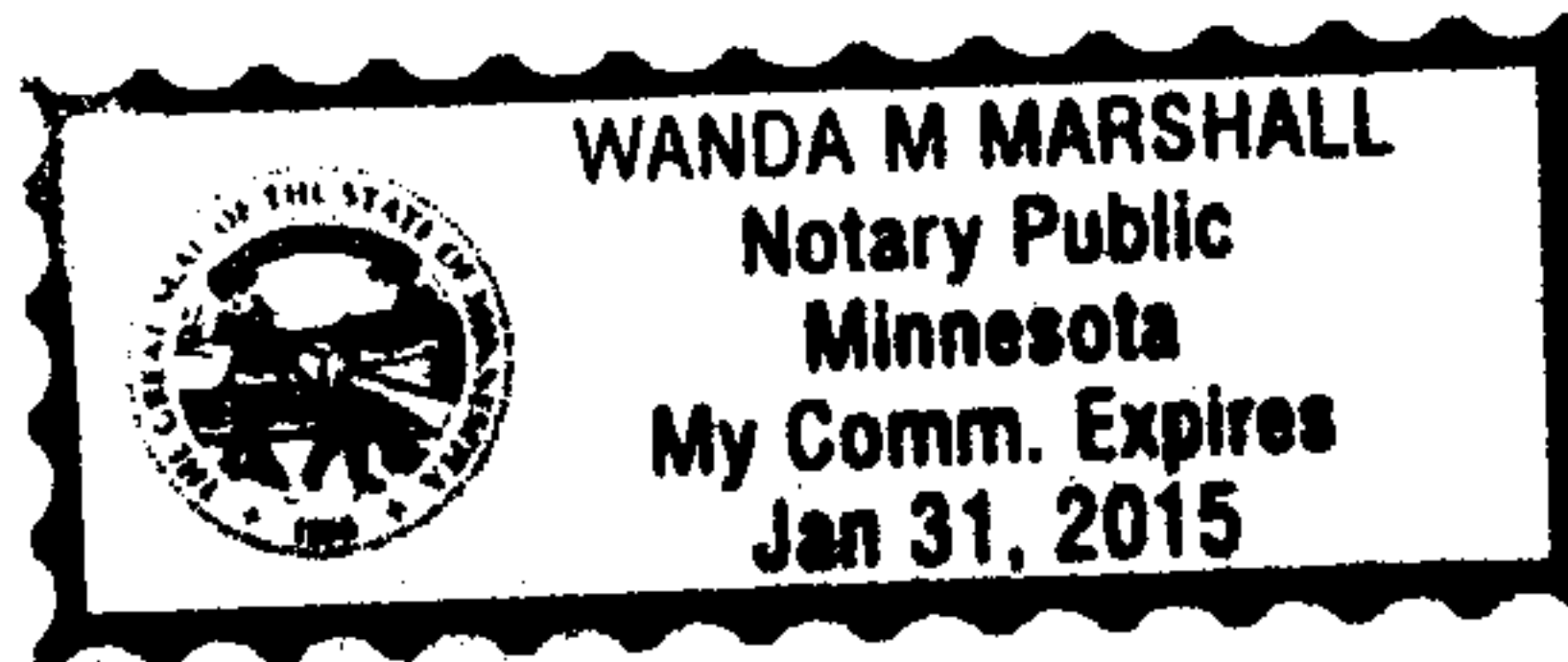
I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Andrea S. Curtiss and James E. Curtiss whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, 2012.

My Commission Expires: Jan 31, 2015

Wanda M Marshall
Notary Public

20121016000397220 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
10/16/2012 12:18:12 PM FILED/CERT



Shelby County, AL 10/16/2012
State of Alabama
Deed Tax: \$25.00

EXHIBIT A

A parcel of land situated in the NE ¼ of SW ¼, of Section 4, Township 22 South, Range 1 West and being more particularly described as follows:

Begin at the SE corner of said ¼-1/4 section; thence North along the East line of same a distance of 274.62 feet to the southerly right of way line of a public road; thence 56 degrees 35 minutes to the left in a northwesterly direction along said right of way a distance of 65.50 feet to the point of a curve to the left having a central angle of 9 degrees 08 minutes a radius of 1039.20 feet; thence along the arc of said curve a distance of 165.65 feet to the point of tangent; thence along said tangent a distance of 69.81 feet; thence 112 degrees 32 minutes to the left in a southerly direction a distance of 418.00 feet to the South line of said ¼-1/4 section; thence 90 degrees 58 minutes to the left in a easterly direction a distance of 281.08 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey by B. G. Meade, dated December 13, 1977.



20121016000397220 2/3 \$43.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name James E Curtiss
Mailing Address 46 Fern Ct.
Babbitt MN
55706

Grantee's Name Jaime Perez-Candia
Mailing Address 115 4th Ave NE
Alabaster AL
35007

Property Address 930 Hwy 315
Columbiana
AL 35051

Date of Sale 10-12-12
Total Purchase Price \$ 25,000.00
Or
Actual Value \$
Or
Assessors 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 recording.

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 evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated 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, Section 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, Section 40-22-1 (h).

Date 10-9-2012
Unattested (verified by)

Print James E Curtiss
Sign (Grantor/Grantee/Owner/Agent) circle one

Barcode
20121016000397220 3/3 \$43.00
Shelby Cnty Judge of Probate, AL
10/16/2012 12:18:12 PM FILED/CERT