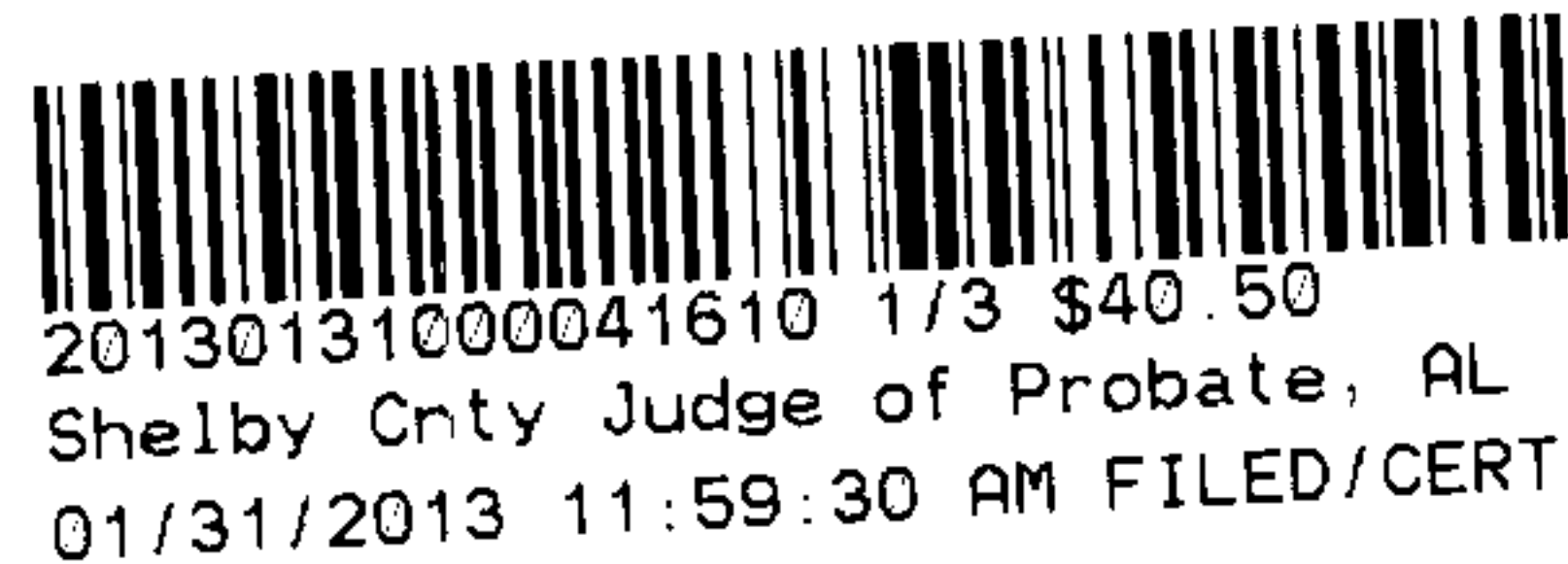


Prepared by: William D. Latham
Attorney at Law
409 Lay Dam Road
Clanton, Al. 35045

Return to:

STATE OF ALABAMA
SHELBY COUNTY



CORPORATION FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty Two Thousand Five Hundred Dollars, to the undersigned grantor, CENTRAL MOBILE HOME COMMUNITY, LLC, a corporation, (herein referred to as grantor) in hand paid by grantee herein, the receipt of which is hereby acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto Salvador Quinonez Nunez and Quinonez Rodriguez, as joint tenants with rights of survivorship (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama.

A Parcel of land located in Dunstan's Map of Calera, as recorded in Map Book 0, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama, located in the City of Calera, lying in Section 21, Township 22 South, Range 2 West, City of Calera, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the SE Corner of Lot 32, Block 31 of Dunstan's Map of Calera, as recorded in Map Book 0, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING, said point lying on the Northerly R.O.W. line of 10th Avenue, 80' R.O.W.; thence N90°00'00"E and along said R.O.W. line, a distance of 95.00'; thence N01°07'37"W and leaving said R.O.W. line, a distance of 100.00'; thence S90°00'00"W, a distance of 75.00'; thence N01°07'37"W, a distance of 50.00'; thence S90°00'00"W, a distance of 20.00'; thence S01°07'37"E, a distance of 150.00' to the POINT OF BEGINNING.

Said Parcel containing 0.24 acres, more or less.

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

And, said grantor does for itself, its successors and assigns, covenant with the said grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same to the said grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor by its President, who is authorized to execute this conveyance, hereto set its signature and seal this 29 day of January, 2013.

Central Mobile Home Community, LLC.

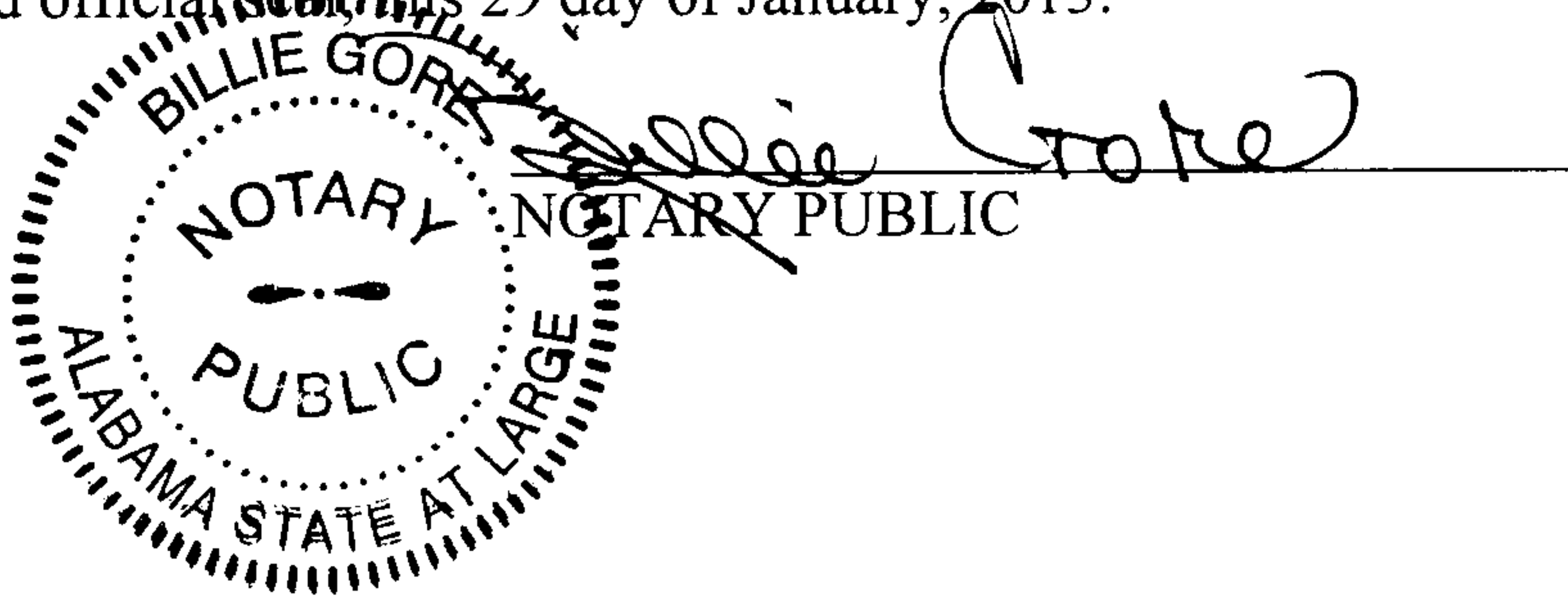
BY: Kenneth W. Mobley
Kenneth W. Mobley, Managing Partner

Shelby County, AL 01/31/2013
State of Alabama
Deed Tax: \$22.50

State of Alabama
Chilton County

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that Kenneth W. Mobley, whose name as Managing Partner of Central Mobile Home Community, LLC, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of Central Mobile Home Community, LLC.
Given under my hand and official seal, this 29 day of January, 2013.



20130131000041610 2/3 \$40.50
Shelby Cnty Judge of Probate, AL
01/31/2013 11:59:30 AM FILED/CERT

The preparer of this document has not examined title to the property described herein and makes no certification as to title.

Legal Description
provided by
Grantor/Grantee

Real Estate Sales Validation Form

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

Grantor's Name Central Mobile Home
Mailing Address Community LLC

Grantee's Name Salvador Quiroz Nunez
Mailing Address 1350 10th Ave
Calera, AL 35040

Property Address 1350 10th Ave
Calera, AL 35040

Date of Sale 1-29-13
Total Purchase Price 22,500.00
\$ or
Actual Value \$
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 or 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 1-31-13

Print Salvador Quiroz Nunez

Sign Salvador Quiroz Nunez

☐ Unattested
☐ (verified by)

(Grantor/Grantee/Owner/Agent) circle one



2013013100041610 3/3 \$40.50
Shelby Cnty Judge of Probate, AL
01/31/2013 11:59:30 AM FILED/CERT

Form RT-1