

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Sheila Freeman
258 Essex Dr.
Sterrett, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eighty-Five Thousand and 00/100 (\$85,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Rodolfo M. Veluz, and wife, Milagros M. Veluz**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sheila Freeman**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 3, in Block 2, according to Chesser's Addition to Chelsea, Alabama, in Section 34, Township 19 South, Range 1 West. Said lot is bounded on the North by Shelby County Highway #47, on the West by Shelby County Highway #39 and the Church of God at Chelsea property, on the East by the Mary Shirley property, and on the South by Lloyd W. Chesser property.

SOURCE OF TITLE: Deed Book 340, Page 549.

Also known as:

A part of the NE 1/4 of Section 34, Township 19 South, Range 1 West. Begin at the intersection of the Southerly right of way line of (Chelsea Road) County Road 47 and the Easterly right of way line of County Road 39; thence run N 47 degrees 38 minutes 07 seconds E along the Southerly right of way line of Chelsea Road for 46 degrees 18 minutes; thence run S 42 degrees 22 minutes 42 seconds E for 125.00 feet; thence run S 47degrees 38 minutes 07 seconds W for 53.00 feet; thence run N 42 degrees 22 minutes 42 seconds W for 81.33 feet to its intersection with said Easterly right of way line of said County Road 39; said point being situated on a curve to the left, having a central angle of 12 degrees 26 minutes 44 seconds and a radius of 203.89 feet; thence run along the arc of said curve for 44.29 feet to the point of beginning, containing 6440 square feet.

Subject To:

Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013. Existing covenants and restrictions, easements, building lines and limitations of record.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **28th** day of **February, 2013**.


Rodolfo M. Veluz


Milagros M. Veluz


20130306000092070 1/3 \$103.00
Shelby Cnty Judge of Probate, AL
03/06/2013 08:23:22 AM FILED/CERT

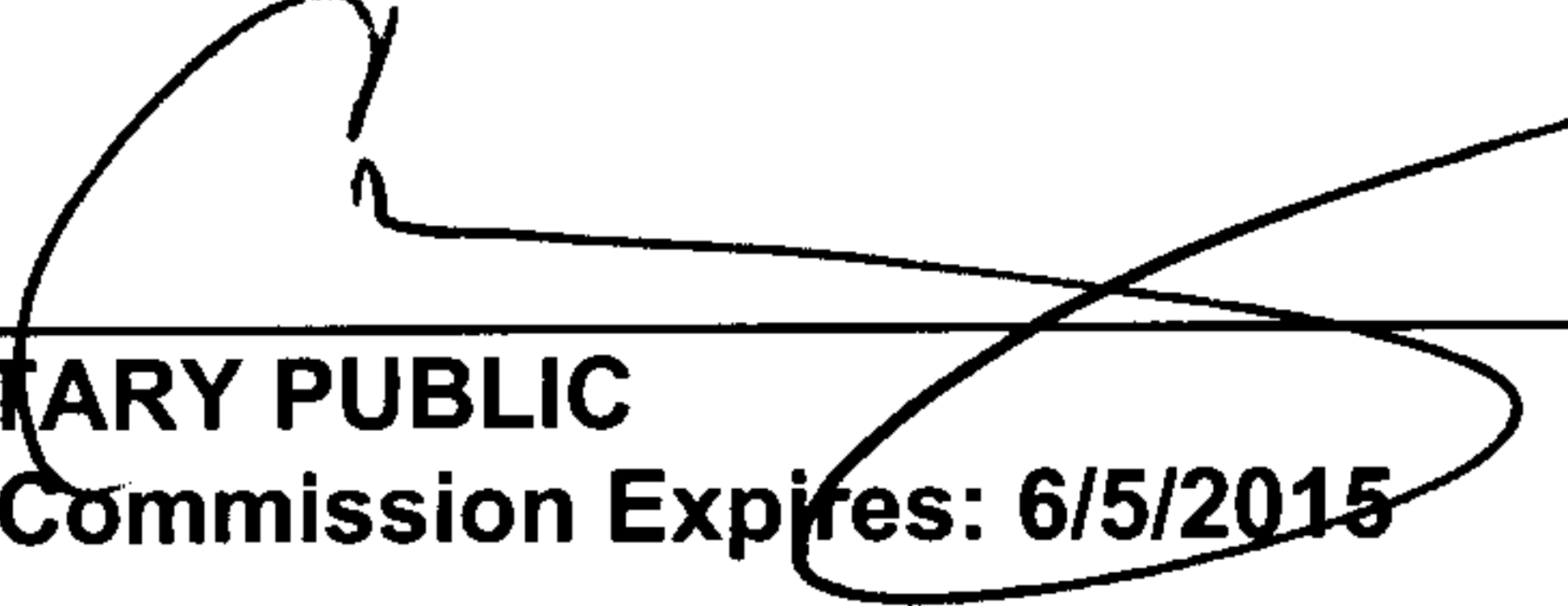
Shelby County, AL 03/06/2013
State of Alabama
Deed Tax: \$85.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW


STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

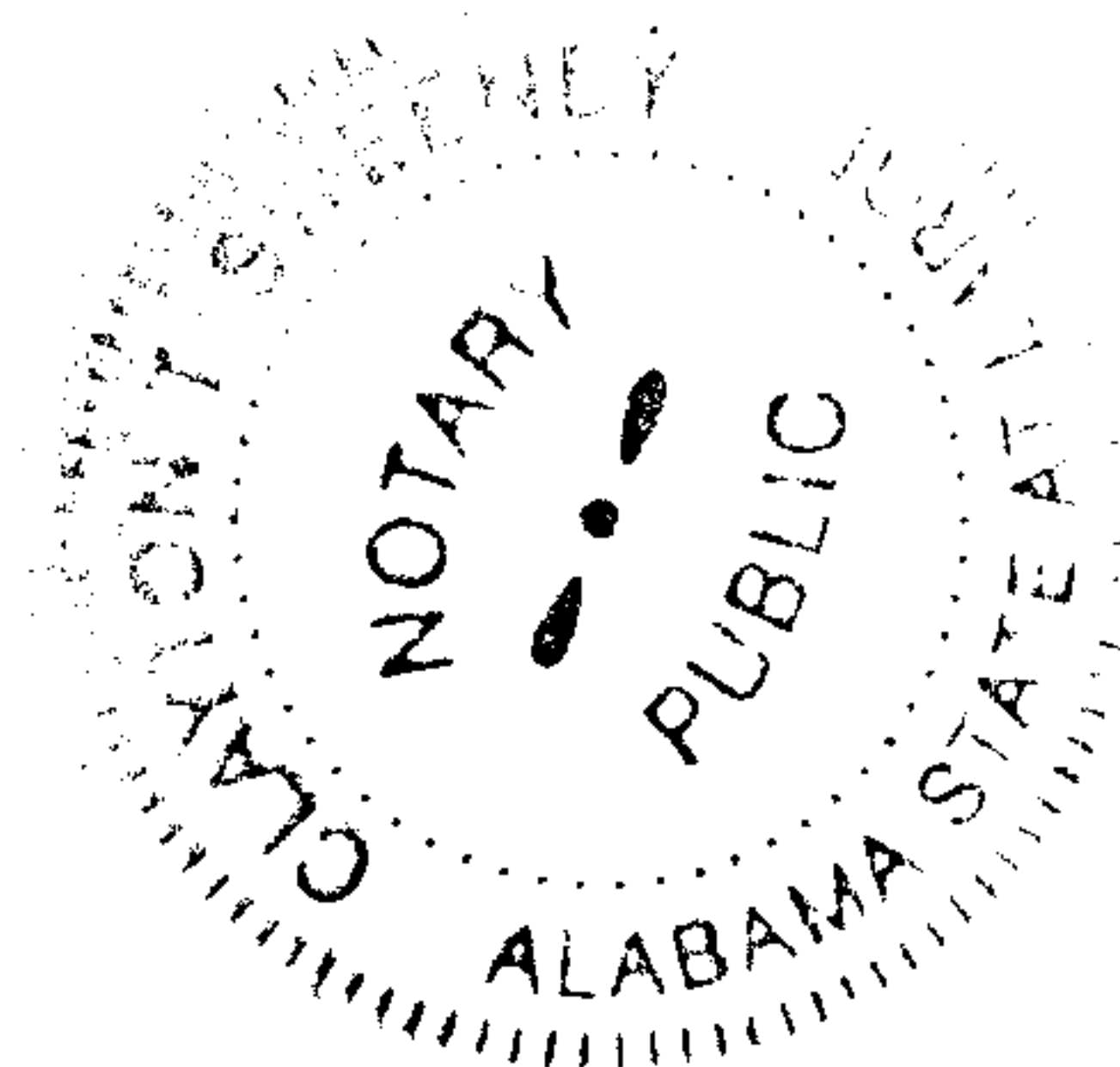
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rodolfo M. Veluz, and wife, Milagros M. Veluz , whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of February, 2013.



NOTARY PUBLIC
My Commission Expires: 6/5/2015


20130306000092070 2/3 \$103.00
Shelby Cnty Judge of Probate, AL
03/06/2013 08:23:22 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Roldolfo M. Veluz
Mailing Address Milagros M. Veluz
7203 Wakefield Circle
Birmingham, AL 35242

Grantee's Name Sheila Freeman
Mailing Address 258 Essex Dr.
Sterrett, AL 35147

Property Address 11587 Highway 47
Chelsea, AL 35043

Date of Sale February 28, 2013
Total Purchase Price \$ 85,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20130306000092070 3/3 \$103.00
Shelby Cnty Judge of Probate, AL
03/06/2013 08:23:22 AM FILED/CERT

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 _____

Print Rodolfo M. Veluz and Milagros M. Veluz

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1