

THIS INSTRUMENT PREPARED BY:  
Mike T. Atchison, Attorney at Law  
P. O. Box 822  
Columbiana, AL 35051

SEND TAX NOTICE TO:  
5131 Lee St Drive  
B'ham AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Thousand Dollars and zero cents (\$50,000.00)**, to the undersigned grantor, **Rosemary Collins, a Single woman**, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, Alberto Avelar-Flores in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

See Attached Exhibit A for Legal Description

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the household of the grantor.

\$45,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 18<sup>th</sup> day of July, 2013.

  
\_\_\_\_\_  
Rosemary Collins


STATE OF ALABAMA  
SHELBY COUNTY

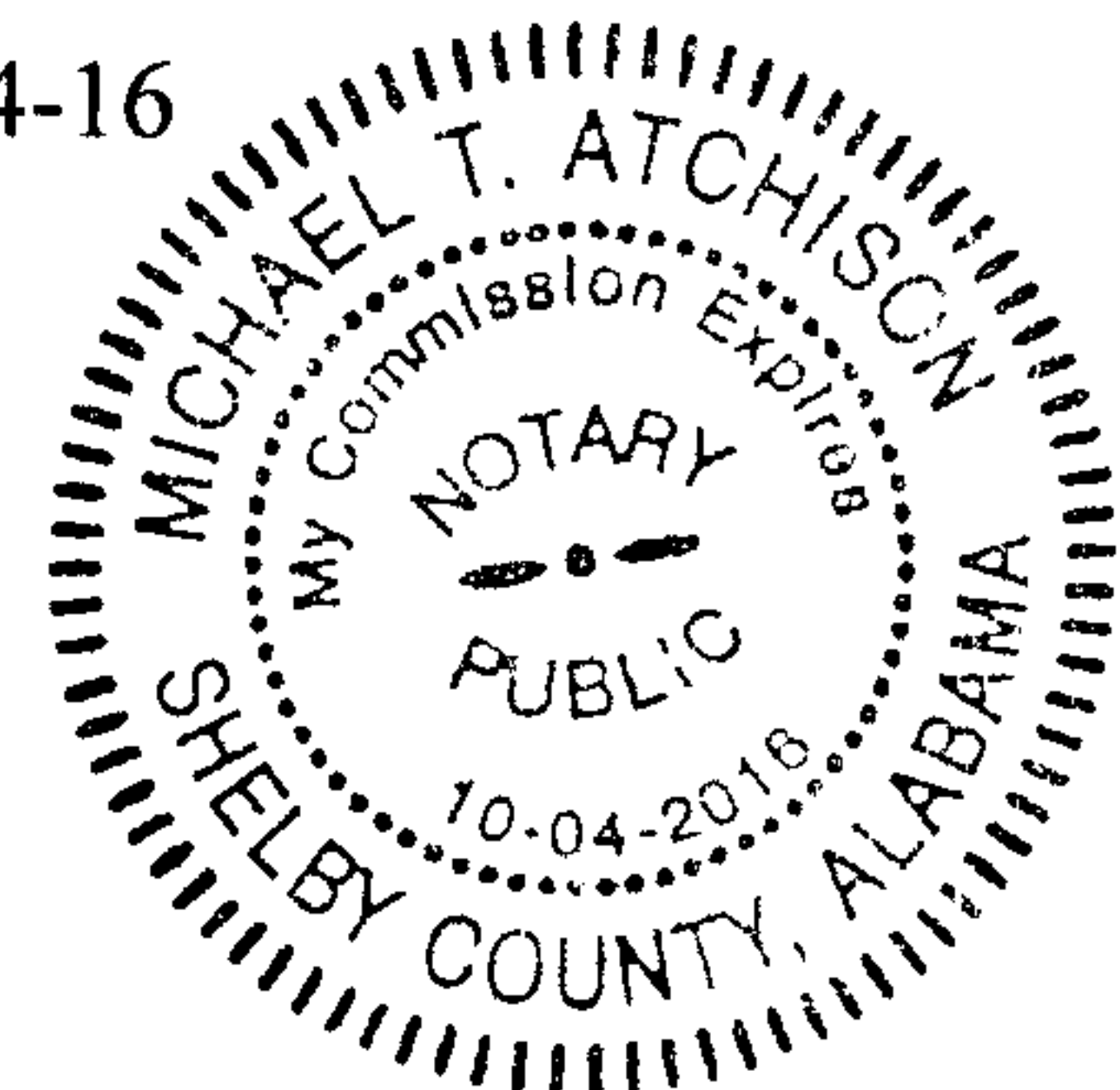
I, the undersigned authority, MICHAEL T. ATCHISON, a Notary Public in and for said County, in said State hereby certify that **Rosemary Collins**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18<sup>th</sup> day of July, 2013

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-4-16

  
20130718000292430 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
07/18/2013 01:49:20 PM FILED/CERT



Shelby County, AL 07/18/2013  
State of Alabama  
Deed Tax: \$5.00

EXHIBIT A  
LEGAL DESCRIPTION

COM A INTER W LN NE 1/4 OF SE 1/4 & N ROW STATE HWY 119 N240 TO POB CONT  
N379.8 NW227.04 NE45 (S) NW 40 (D) E435 (D) 410 (S) SW123.81 TO BISHIP CREEK  
SWLY ALONG CRK 630 TO POB S22 T19S R2W DIM 630X379.8 IRR AC 2.13C RB86  
PG831 8/13/86.

BEING BETTER DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 19  
SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2  
WEST, SHELBY COUNTY, ALABAMA: THENCE RUN NORTH 89°29'54" WEST ALONG THE  
SOUTH LINE OF SAID SECTION FOR 1330.29 FEET TO THE SOUTHWEST CORNER OF THE  
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE RUN NORTH  
00°55'44" WEST ALONG THE WEST LINE OF SAID 1/4 - 1/4 LINE FOR 1188.36 FEET TO  
A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY #119;  
THENCE RUN NORTH 00°55'44" WEST ALONG THE WEST LINE OF SAID 1/4 - 1/4 LINE  
FOR 257.71 FEET TO A POINT LYING IN THE CENTERLINE OF CAHABA VALLEY CREEK  
AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN  
NORTH 00°55'44" WEST ALONG THE WEST LINE OF SAID 1/4 - 1/4 LINE FOR 45.69  
FEET TO A POINT LYING ON THE NORTH BANK OF SAID CREEK; THENCE RUN NORTH  
00°55'44" WEST ALONG THE WEST LINE OF SAID 1/4 - 1/4 LINE FOR 334.11 FEET;  
THENCE RUN NORTH 42°54'44" WEST FOR 227.04 FEET TO A POINT ON THE  
SOUTHEASTERLY RIGHT-OF-WAY LINE OF LEE STREET DRIVE; THENCE RUN NORTH  
52°30'42" EAST ALONG SAID ROAD RIGHT-OF-WAY FOR 45.00 FEET; THENCE RUN  
NORTH 38°37'28" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 25.06 FEET; THENCE  
RUN SOUTH 89°40'16" EAST FOR 415.28 FEET; THENCE RUN SOUTH 44°35'28" WEST FOR  
123.00 FEET TO A POINT ON THE NORTH BANK OF CABABA VALLEY CREEK; SAID POINT  
LYING 21' NORTHEAST MORE OR LESS FROM THE CENTERLINE OF SAID CREEK; THENCE  
RUN ALONG A MEANDER LINE ALONG THE WEST BANK OF SAID CREEK FOR THE  
FOLLOWING DESCRIBED COURSES: THENCE RUN NORTH 84°47'20" WEST FOR 70.11 FEET,  
SAID POINT LYING 20' NORTHWEST MORE OR LESS FROM THE CENTERLINE OF SAID  
CREEK; THENCE RUN SOUTH 40°04'16" WEST FOR 71.34 FEET, SAID POINT LYING 21'  
NORTHWEST MORE OR LESS FROM THE CENTERLINE OF SAID CREEK; THENCE RUN SOUTH  
01°21'08" WEST FOR 103.36 FEET, SAID POINT LYING 23' SOUTHWEST MORE OR LESS  
FROM THE CENTERLINE OF SAID CREEK; THENCE RUN SOUTH 10°46'46" EAST FOR 160.58  
FEET, SAID POINT LYING 24' NORTHWEST MORE OR LESS FROM THE CENTERLINE OF SAID  
CREEK; THENCE RUN SOUTH 34°15'28" WEST FOR 179.11 FEET, SAID POINT LYING 21'  
NORTHWEST MORE OR LESS FROM THE CENTERLINE OF SAID CREEK, AND TO A POINT ON  
THE WEST LINE OF SAID 1/4 - 1/4 LINE; THENCE RUN SOUTH 00°55'44" EAST FOR  
45.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART OF SAID LAND LYING IN THE PUBLIC ROAD RIGHT-OF-WAY.



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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 <u>Rosemary Collins</u>	Grantee's Name <u>Alberto Flores</u>
Mailing Address <u>585 Elvira Rd</u>	Mailing Address <u>5131 Lee St Drive</u>
<u>Nelene AL 35280</u>	<u>Bham AL 35242</u>
Property Address _____	Date of Sale <u>7-18-13</u>
<u>See description</u>	Total Purchase Price \$ <u>50,000</u> <i>or</i>
<u>Lee Street Drive</u>	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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	_____

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 7-18-13

Print X ROSEMARY TAMBURELLO COLLINS

\_\_\_\_\_  
Unattested  
(verified by)

Sign Rosemary Tamburello Collins  
(Grantor/Grantee/Owner/Agent) circle one



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