

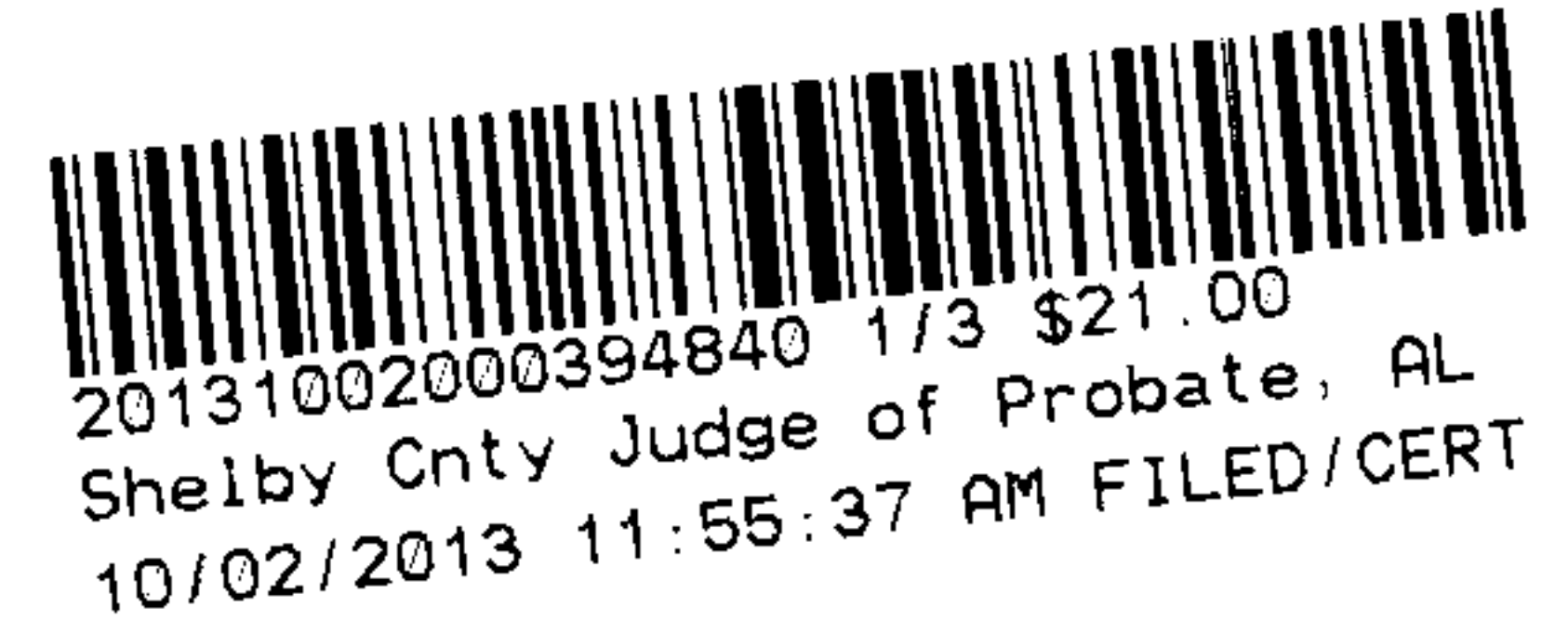
This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Javier E. Jerez
449 N. Holland Lakes Drive
Pelham, Alabama 35124

WARRANTY DEED



**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this September 30, 2013, That for and in consideration of **ONE HUNDRED SIXTY NINE THOUSAND AND NO/100 (\$169,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **DOUGLAS B. BAUCOM and ADRIANE M. BAUCOM (WHO IS ONE AND THE SAME PERSON FORMERLY KNOWN AS ADRIANE M. SMITH), husband and wife,** (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **JAVIER E. JEREZ,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Lot 42, according to the Final Plat Holland Lakes Sector 2 Phase I, as recorded in Map Book 36, Page 8, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 36, Page 8.
7. Restrictions appearing of record in Inst. No. 2005-196100, Inst. No. 2005-199570, Inst. No. 2005-267270, Inst No. 2007-10905 and Inst. No. 2011-10199.
8. Right-of-way granted to Southern Natural Gas recorded in Deed Book 90, Pages 287 and 461.
9. Easement to Postal Telegraph Cable Company recorded in Deed Book 90, Pages 36 and 40.
10. Easement granted AT & T recorded in Deed Book 168, Page 476.
11. Agreement for water line easement as set out in Instrument No. 1993-22320.
12. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 113, Page 52; Deed Book 113, Page 95; Deed Book 107, Page 533; Deed Book 102, Page 205; Deed Book 141, Page 506; Deed Book 170, Page 262; Deed Book 55, Page 454, and Deed Book 92, Page 437.
13. Right of Way to Shelby County as recorded in Deed Book 167, Page 462, 465 and 467; Deed Book 169, Page 59; Deed Book 271, Page 748; Deed Book 256, Page 868, and Deed Book 102, Page 419.
14. Right of Way to Colonial Pipeline as recorded in Deed Book 269, Page 203.

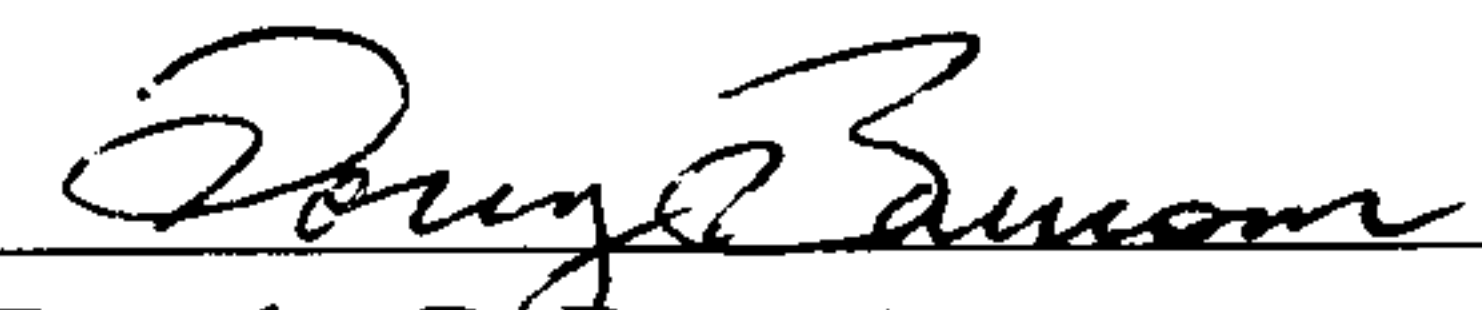
15. Easement to City of Pelham as recorded in Deed Book 337, Page 525.
16. Riparian and other rights created by the fact that subject property lies adjacent to Buck Creek.
17. Less and except any portion lying within Buck Creek.
18. Easement to City of Pelham for sewer as recorded in Instrument No. 1999-18787.
19. Easement to South Central Bell Telephone Company as recorded in Real Book 20, Page 150.
20. Restrictive Covenants and grant of land easement to Alabama Power Company as recorded in Instrument No. 20040910000506170 in said Probate Office.
21. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2005-56415.

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, Grantee's 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 **SHELBY 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, the said Grantors have hereunto set their hands and seals on this day of September 30, 2013.

GRANTORS:



Douglas B. Baucom

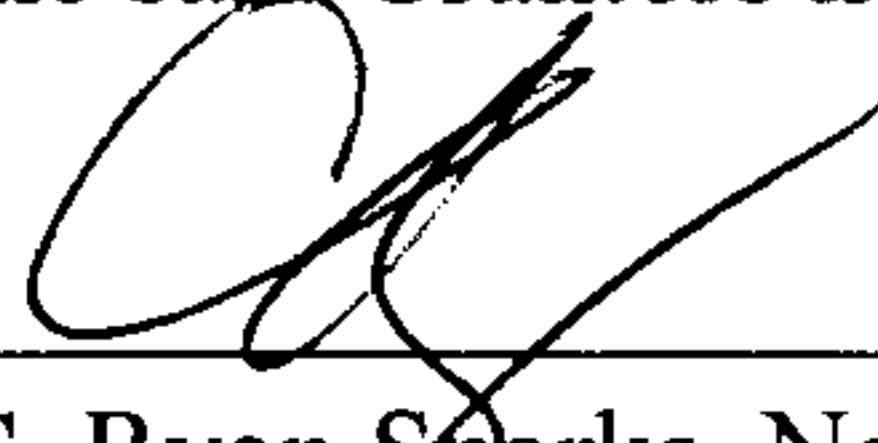


Adriane M. Baucom (who is one and the same person formerly known as Adriane M. Smith)

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Douglas B. Baucom and Adriane M. Baucom (who is one and the same person formerly known as Adriane M. Smith), whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Douglas B. Baucom and Adriane M. Baucom (who is one and the same person formerly known as Adriane M. Smith) each executed the same voluntarily with full authority, on the day the same bears date.

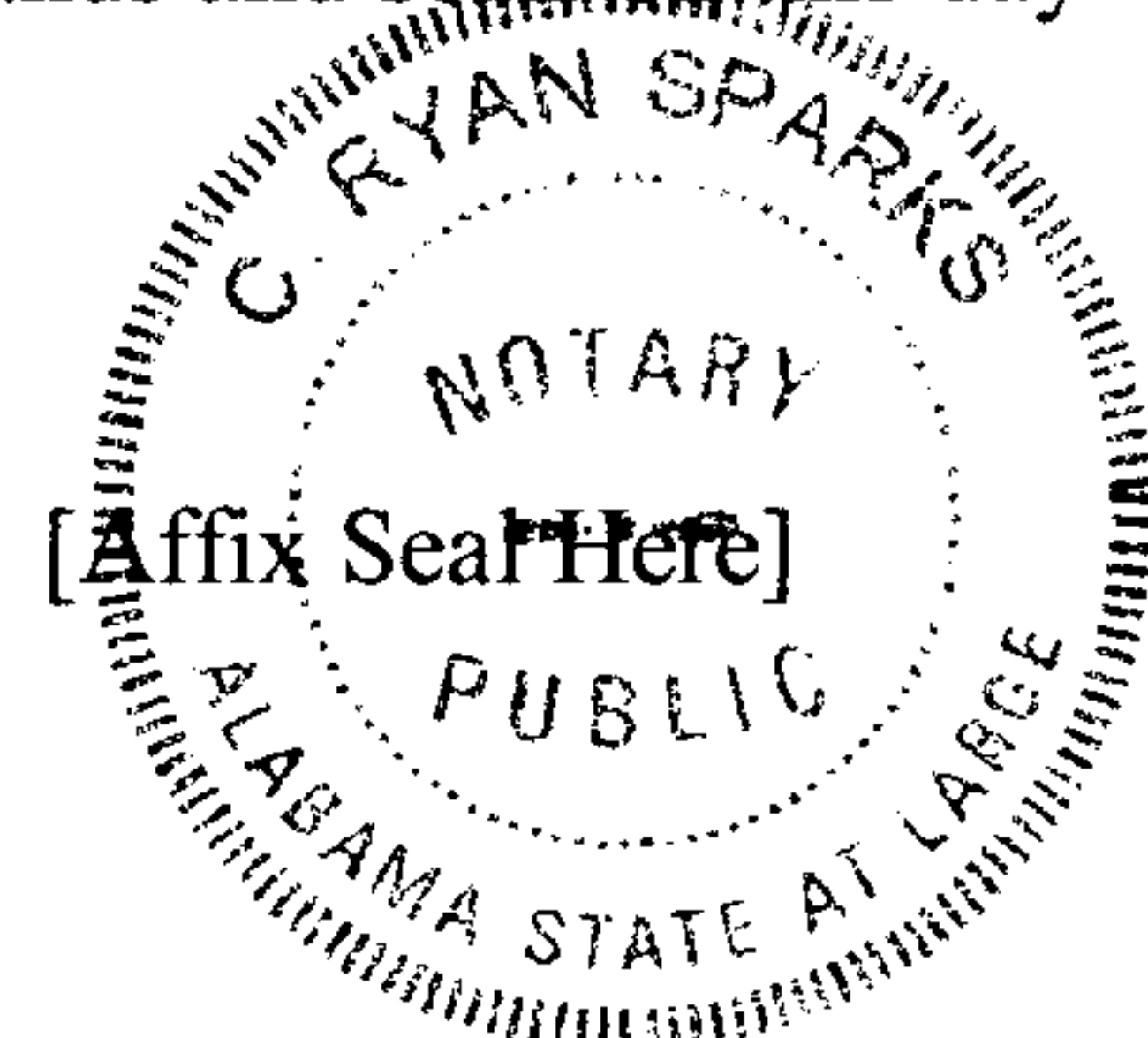
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of September 30, 2013.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015


20131002000394840 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/02/2013 11:55:37 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 Douglas B Bacon Grantee's Name Jover E Jonez
Mailing Address Adrienne M. Bacon Mailing Address 449 N Holland Lakes Drive
449 N Holland Lakes Drive Pelham AL 35124
Pelham AL 35124
Property Address 449 N Holland Lakes Drive Date of Sale 9/30/13
Pelham AL 35124 Total Purchase Price \$ 169,000
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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.

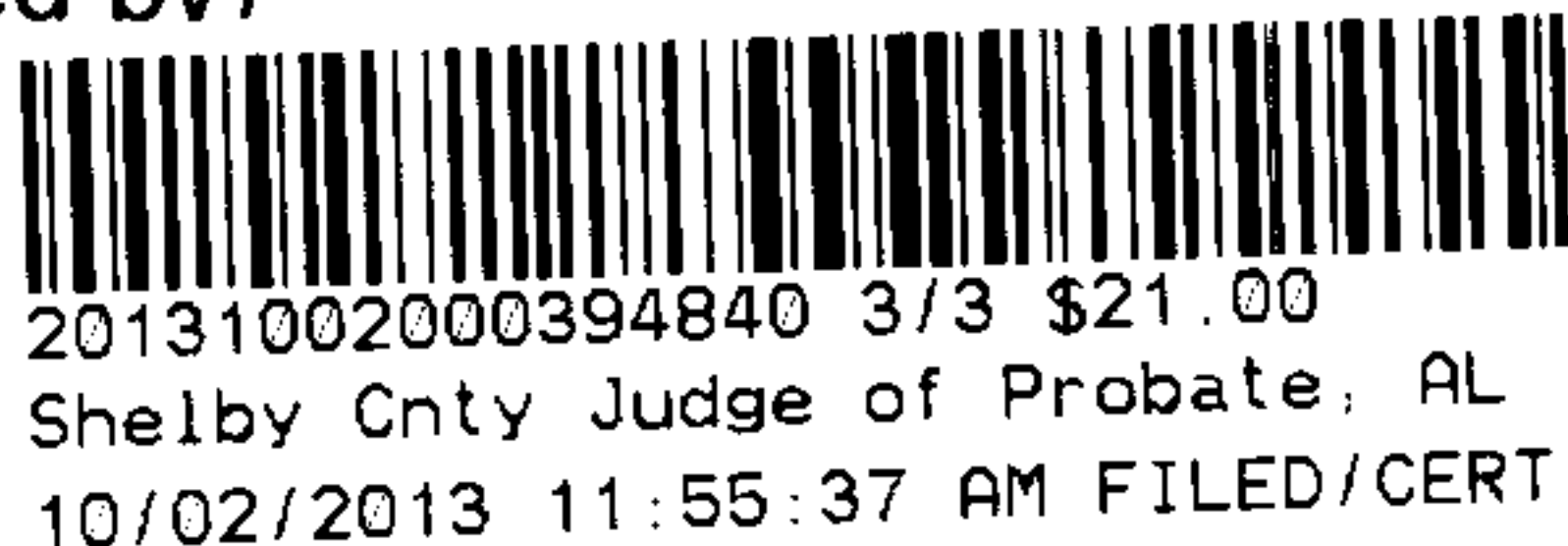
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 C Myron Sparks
Unattested _____ Sign [Signature]
(verified by) _____ (Grantor/Grantee/Owner/Agent) circle one



Form RT-1