

This instrument was prepared by:
D. Barron Lakeman
Lakeman, Peagler, Hollett & Alsobrook, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice To:
Hector Edmundo Ramos Gomez
310 Camp Branch Circle
Alabaster, AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20140106000005650 1/3 \$59.00
Shelby Cnty Judge of Probate, AL
01/06/2014 01:39:59 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Thirty-Nine Thousand and 00/100 (\$39,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Holly Pennington and Charles Pennington, wife and husband** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Hector Edmundo Ramos Gomez**, (hereinafter referred to as GRANTEEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

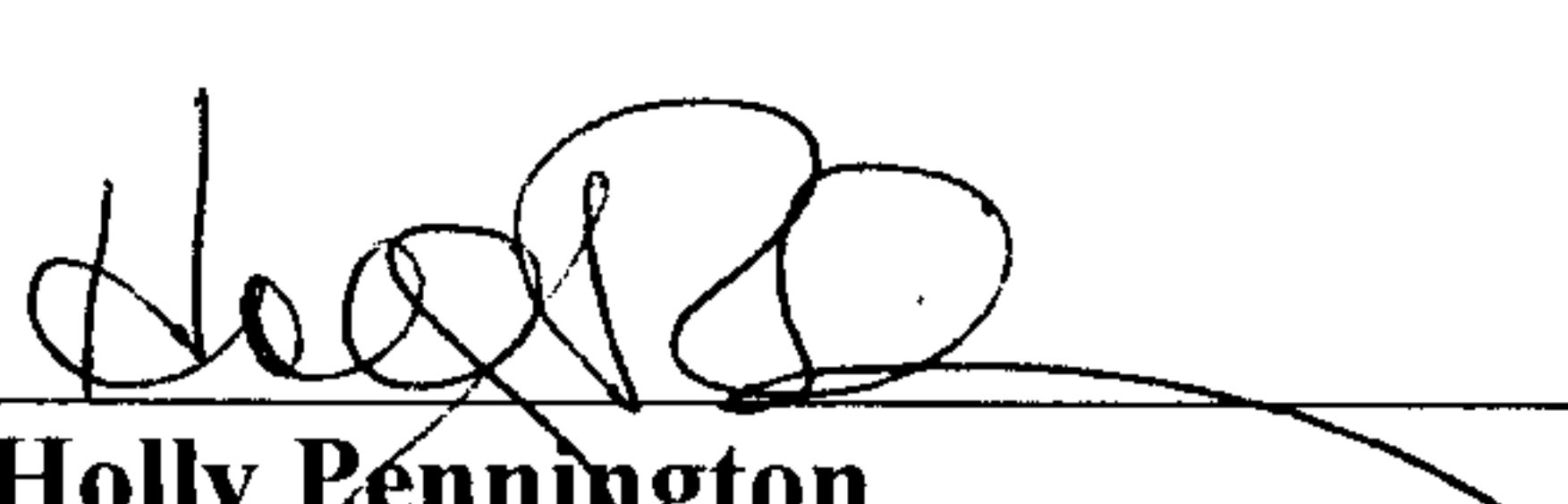
See Attached "Exhibit A"

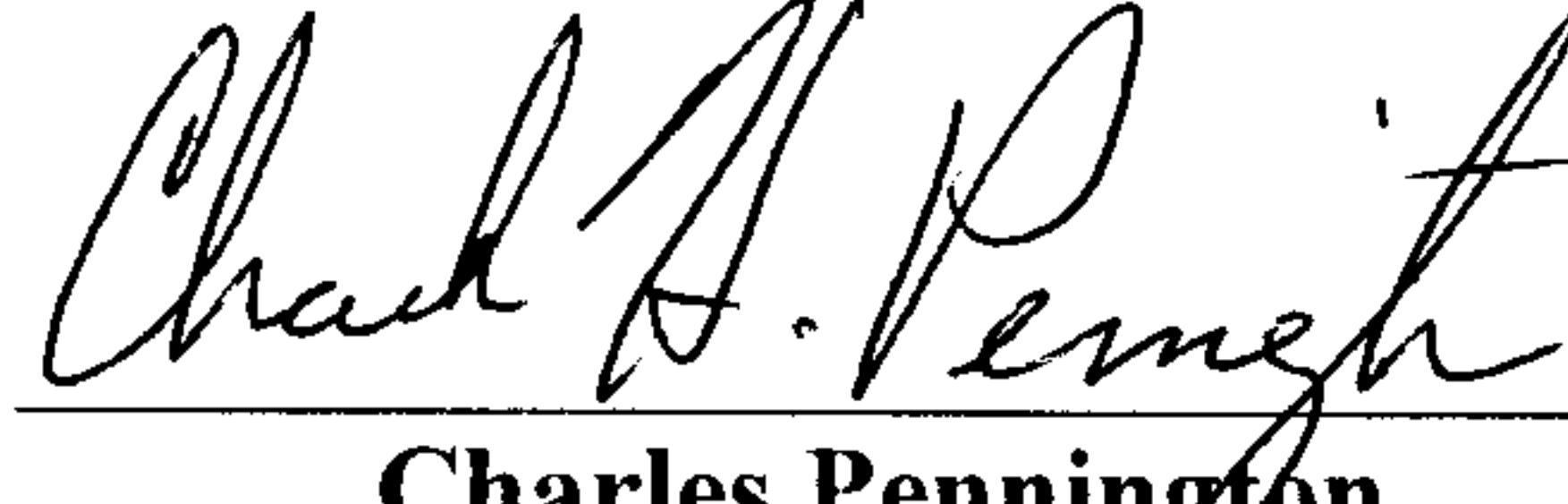
Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

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 3rd day of January, 2014.


Holly Pennington

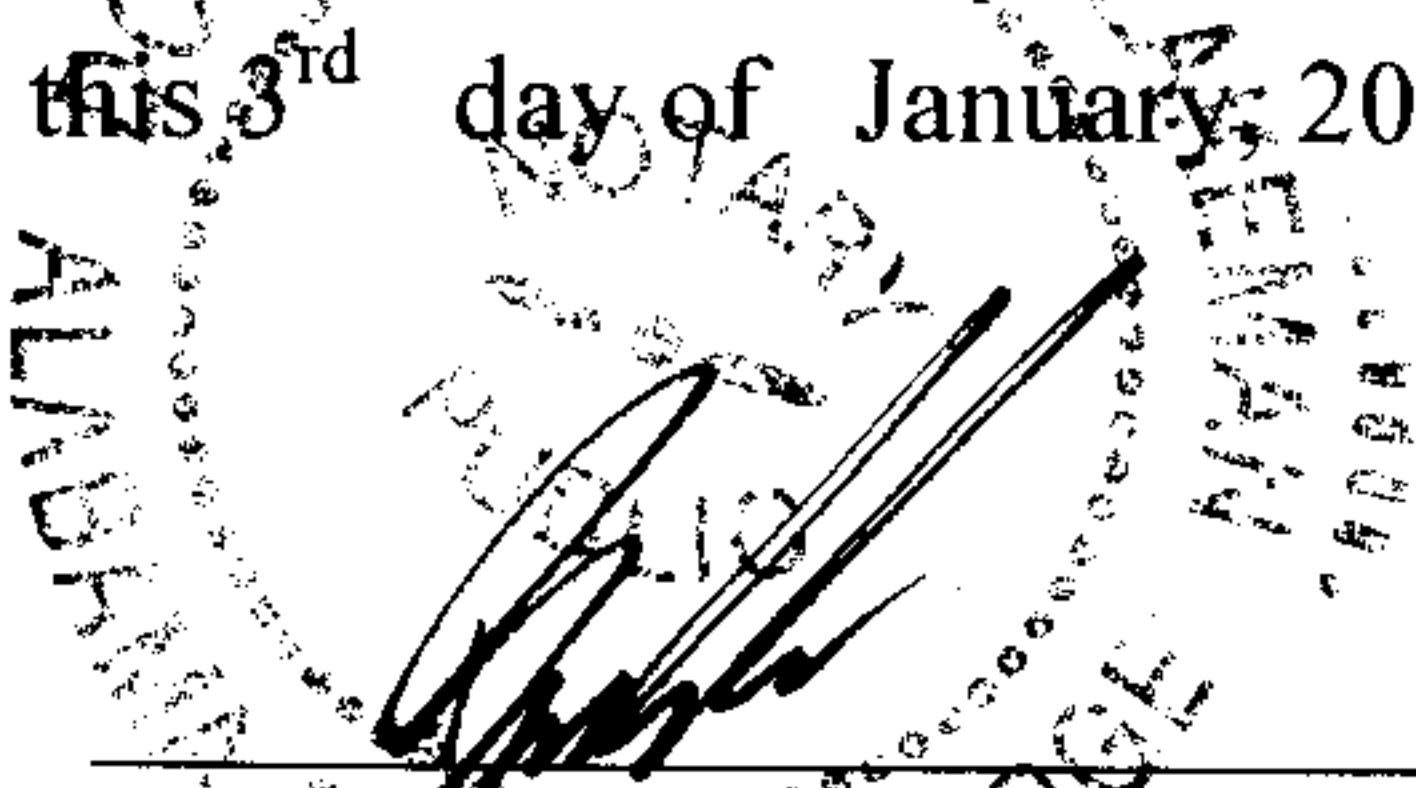

Charles Pennington

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Holly Pennington and Charles Pennington** 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of January, 2014.

Notary Public - Alabama State At Large
My Commission Expires: March 3, 2016


NOTARY PUBLIC
My Commission Expires: 3-3-16

Shelby County, AL 01/06/2014
State of Alabama
Deed Tax: \$39.00

EXHIBIT "A"

COMMENCE AT THE NE CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 01°48'37" EAST ALONG THE EAST LINE OF SAID ¼ SECTION A DISTANCE OF 385.24 FEET TO A POINT; THENCE RUN SOUTH 01°39'00" EAST A DISTANCE OF 534.54 FEET TO A POINT ON THE NORTH MARGIN OF SHELBY COUNTY HIGHWAY 26; THENCE RUN NORTH 77°41'54" WEST ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 265.38 FEET TO A POINT; THENCE RUN NORTH 82°48'05" WEST ALONG SAID MARGIN A DISTANCE OF 319.90 FEET TO A POINT THENCE RUN NORTH 82°48'05" WEST ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 503.01 FEET TO A REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE RUN NORTH 82°48'16" WEST ALONG SAID MARGIN OF SAID HIGHWAY 26 A DISTANCE OF 532.22 FEET TO A REBAR CORNER AT A FENCE LINE; THENCE RUN NORTH 03°03'23" EAST ALONG SAID FENCE LINE A DISTANCE OF 694.84 FEET TO A REBAR CORNER ON THE SOUTHERLY MARGIN OF CAMP BRANCH CIRCLE; THENCE RUN NORTH 89°32'53" EAST ALONG THE SOUTH LINE OF SAID CAMP BRANCH CIRCLE A DISTANCE OF 53.02 FEET TO A P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 280.0 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 37.12 FEET TO THE P.T. OF SAID CURVE; THENCE RUN SOUTH 82°51'22" EAST ALONG THE SAID MARGIN OF SAID ROAD A TANGENT DISTANCE OF 224.07 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 620.0 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 52.85 FEET TO THE P.T. OF SAID CURVE; THENCE RUN SOUTH 87°44'24" EAST ALONG SAID MARGIN OF CAMP BRANCH CIRCLE A TANGENT DISTANCE OF 150.64 FEET TO A REBAR CORNER; THENCE RUN SOUTH 02°40'29" WEST A DISTANCE OF 722.99 FEET TO THE POINT OF BEGINNING.



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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 Holly Pennington
Mailing Address 133 Kingsley Court
Alabaster, AL 35007

Grantee's Name Hector Edmundo Ramos Gomez
Mailing Address 310 Camp Branch Circle #8
Alabaster, AL 35007

Property Address 310 Camp Branch Circle #8
Alabaster, AL 35007

Date of Sale 1/3/2014

Total Purchase Price \$ 39,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20140106000005650 3/3 \$59.00
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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 1-3-14

Print Holly Pennington

Unattested

Sign Holly R. Pennington

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

[Print Form](#)

Form RT-1