

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of Ninety Six Thousand Six Hundred and No/100ths Dollars (\$96,600.00) and other good and valuable consideration to him in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **LUIS JOSE RIOS CRUZ, a married person** (herein referred to as “Grantor”) does by these presents grant, bargain, sell and convey unto **BOB BEASLEY, JR.** (herein referred to as “Grantee”) as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southwest ¼ of the Northwest ¼ of Section 9, Township 24 North, Range 12 East, described as follows: Begin at the Northwest corner of the lot known as the W.S. Thompson Home Lot; proceed northeasterly along the southeasterly right of way of Alabama Highway 25 a distance of 226.39 feet; thence turn an angle to the right of 131 degrees 27 minutes 40 seconds a distance of 178.19 feet to the North line of said Thompson lot; thence turn an angle to the right of 98 degrees 28 minutes 05 seconds a distance of 172.00 feet along said line to the point of beginning.

LESS AND EXCEPT:

A parcel of land lying in the Southwest ¼ of the Northwest ¼ of Section 9, Township 24 North, Range 12 East, being more particularly described as follows:
Commence at the northwest corner of the lot known as the W.S. Thompson Home Lot being a ¾ inch iron pipe found; thence run northeasterly along the southeasterly right of way of Alabama Highway No. 25, 216.75 feet to a iron pin set, said point being the POINT OF BEGINNING; thence continue along last described course for a distance of 3.00 feet to a point; thence deflect an angle right of 130 degrees 36 minutes 57 seconds and run a distance of 180.64 feet to a iron pin found; thence deflect an angle right of 101 degrees 35 minutes 30 seconds and run a distance of 3.00 feet to a iron pin set; thence deflect an angle right of 78 degrees 37 minutes 16 seconds and run a distance of 178.08 feet to the POINT OF BEGINNING.

Subject property does not constitute the homestead of the grantor nor that of his respective spouse.

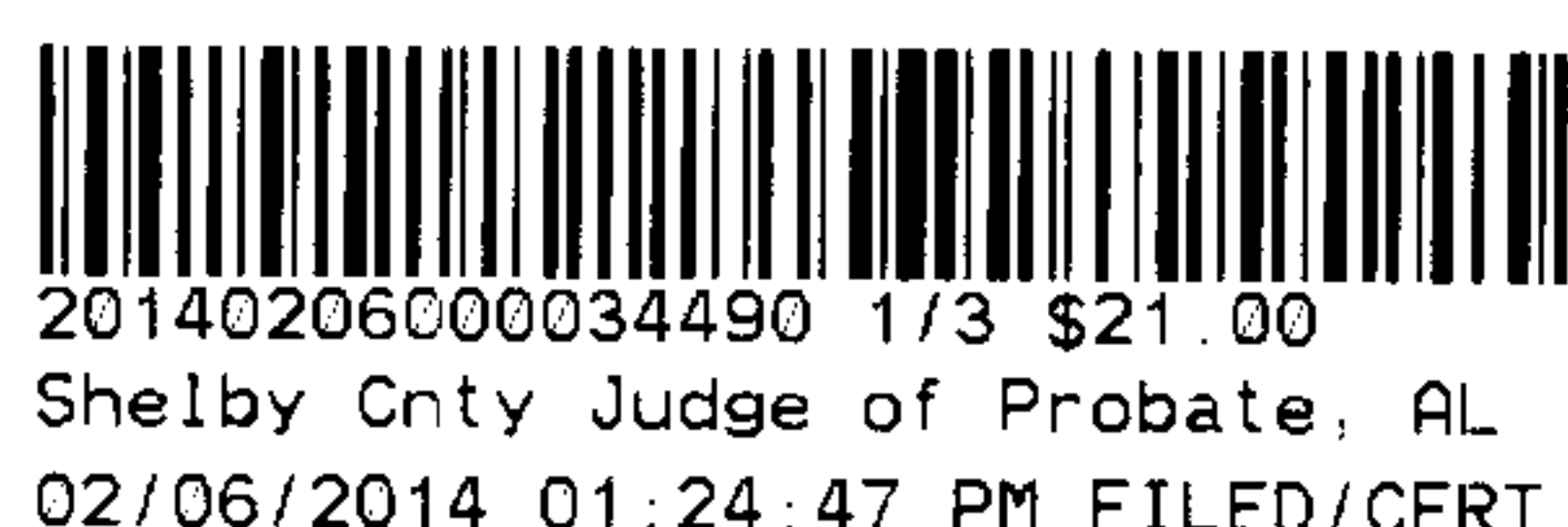
This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Montevallo, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, and the following:

- 1. Rights of others to the use of gravel drive crossing subject property as shown on survey of Jerry W. Cockrell dated 11/7/2002.**

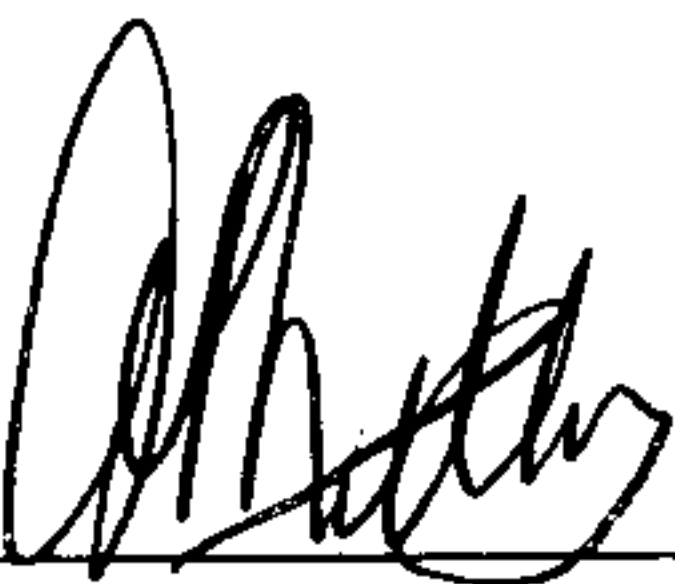
\$ 98,571.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

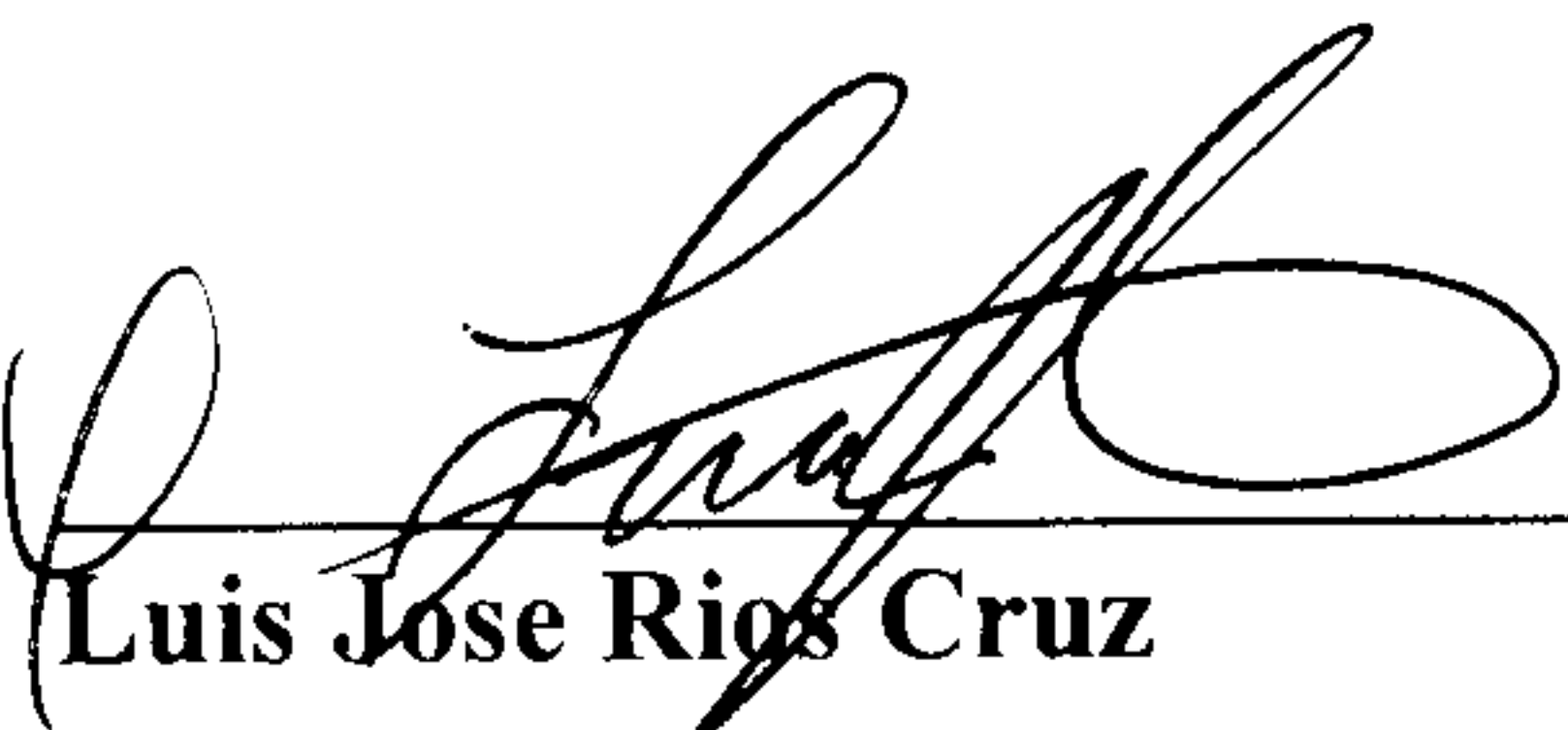
And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.



In Witness Whereof, the said Grantor has set his hand and seal this 31st day of December, 2013.



WITNESS

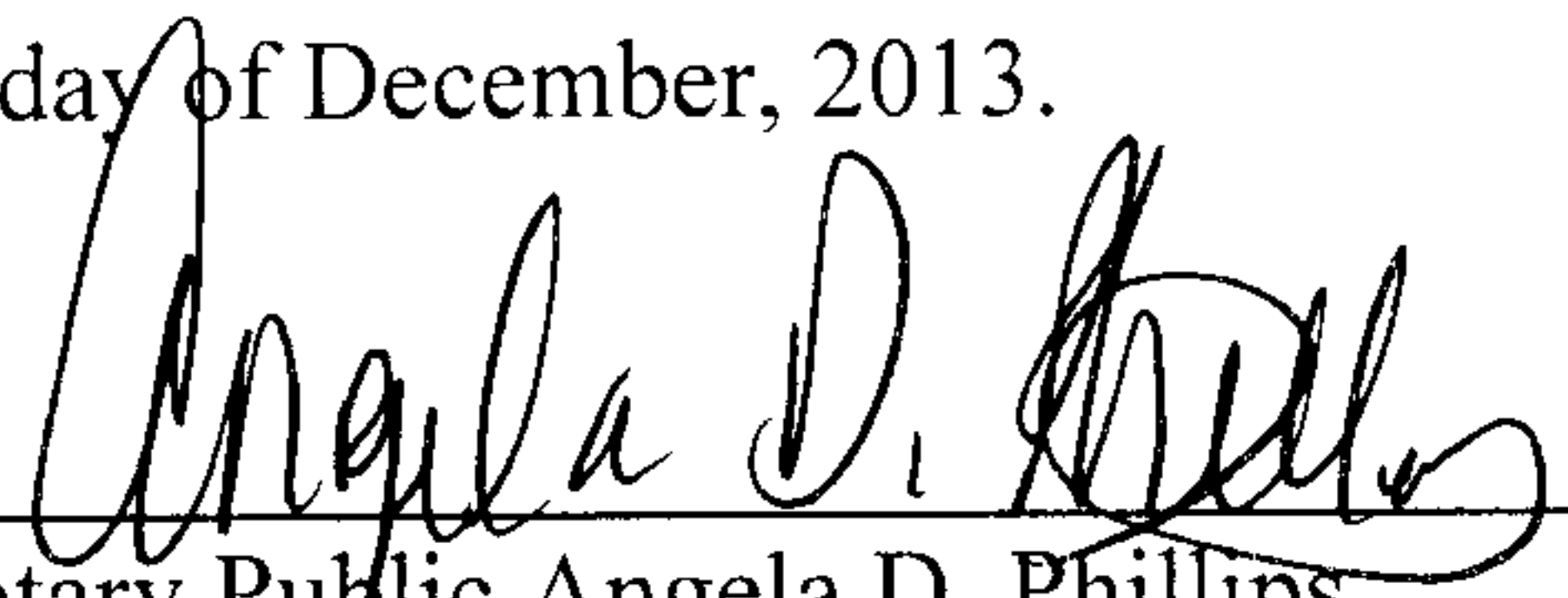


Luis Jose Rios Cruz {L.S.}

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Luis Jose Rios Cruz**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31st day of December, 2013.



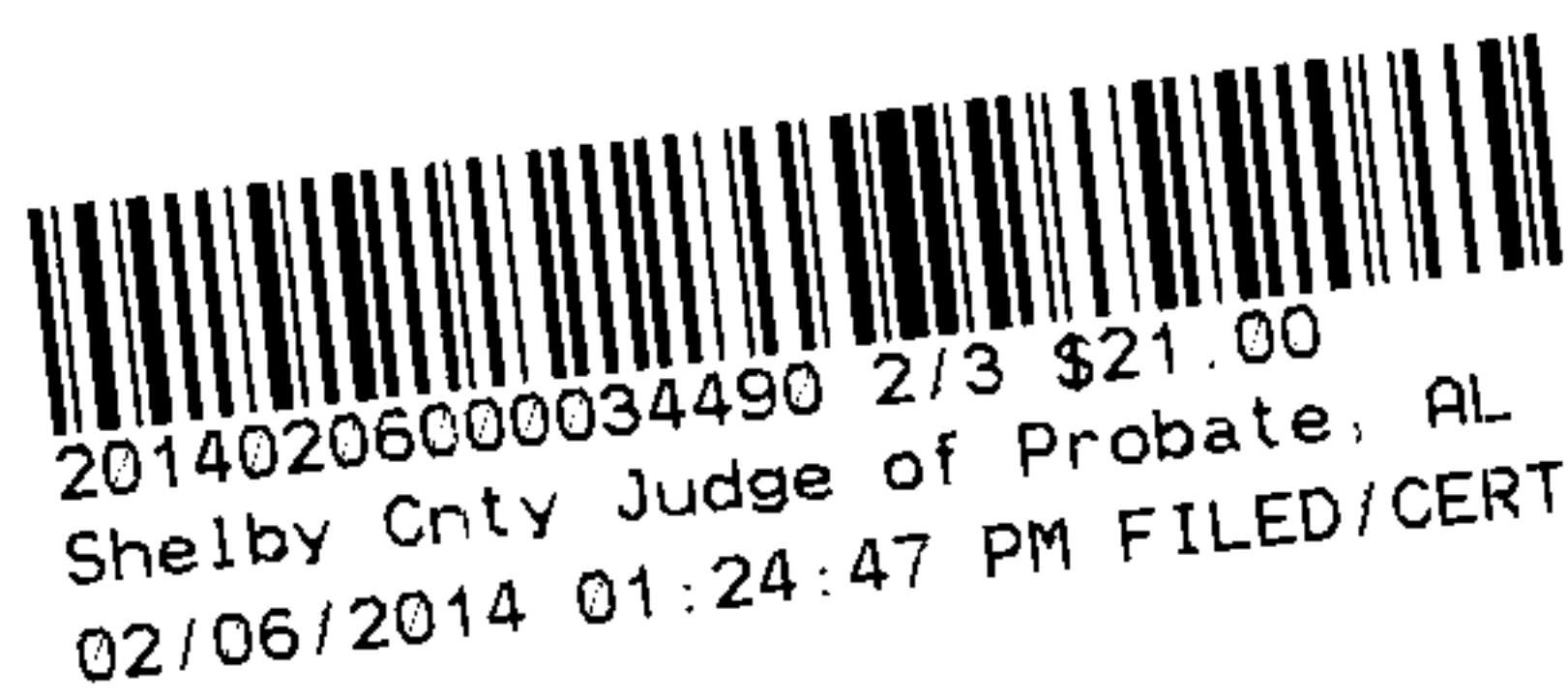
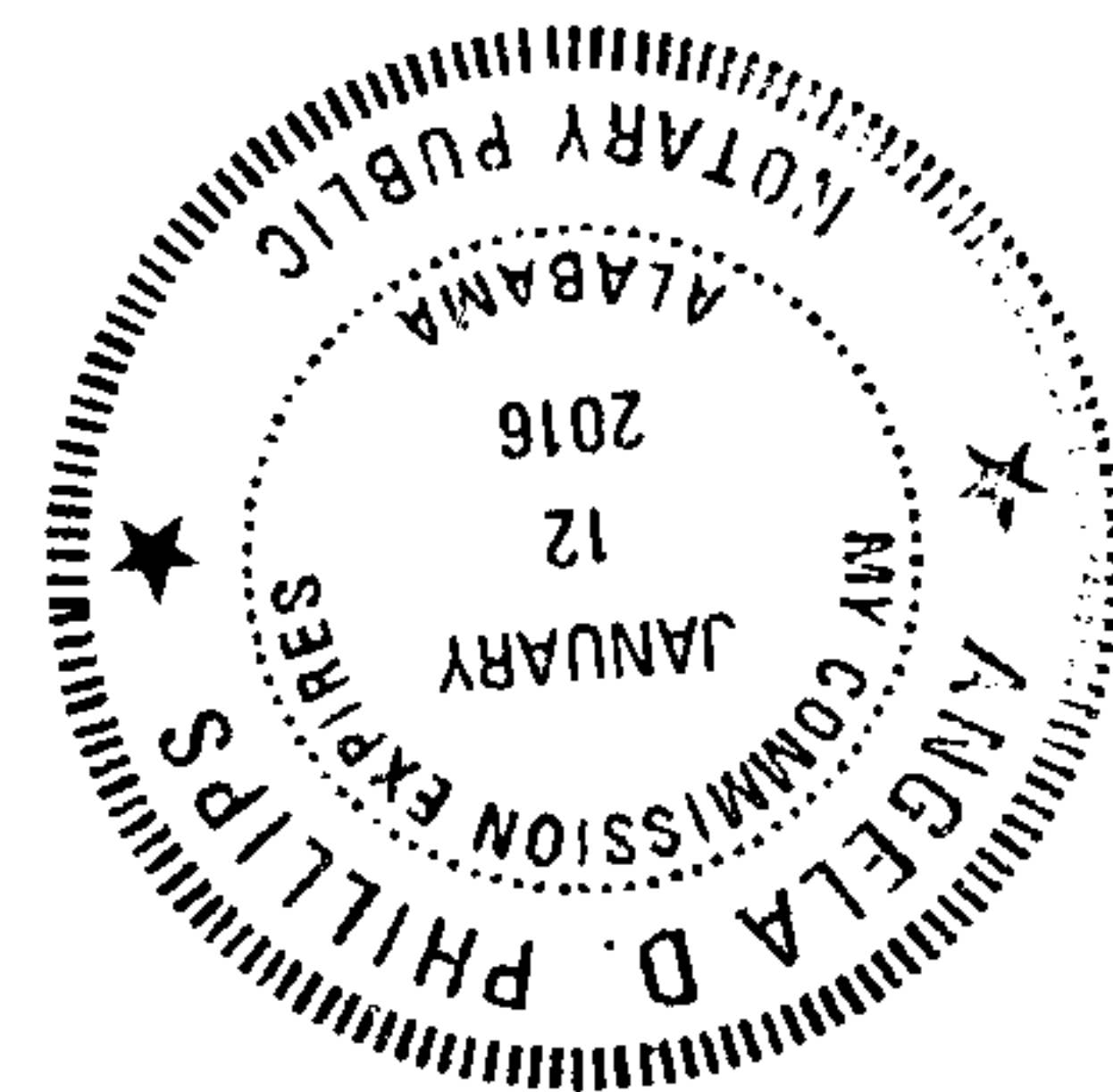
Notary Public Angela D. Phillips
My commission expires 01/12/2016

GRANTEE'S MAILING ADDRESS:

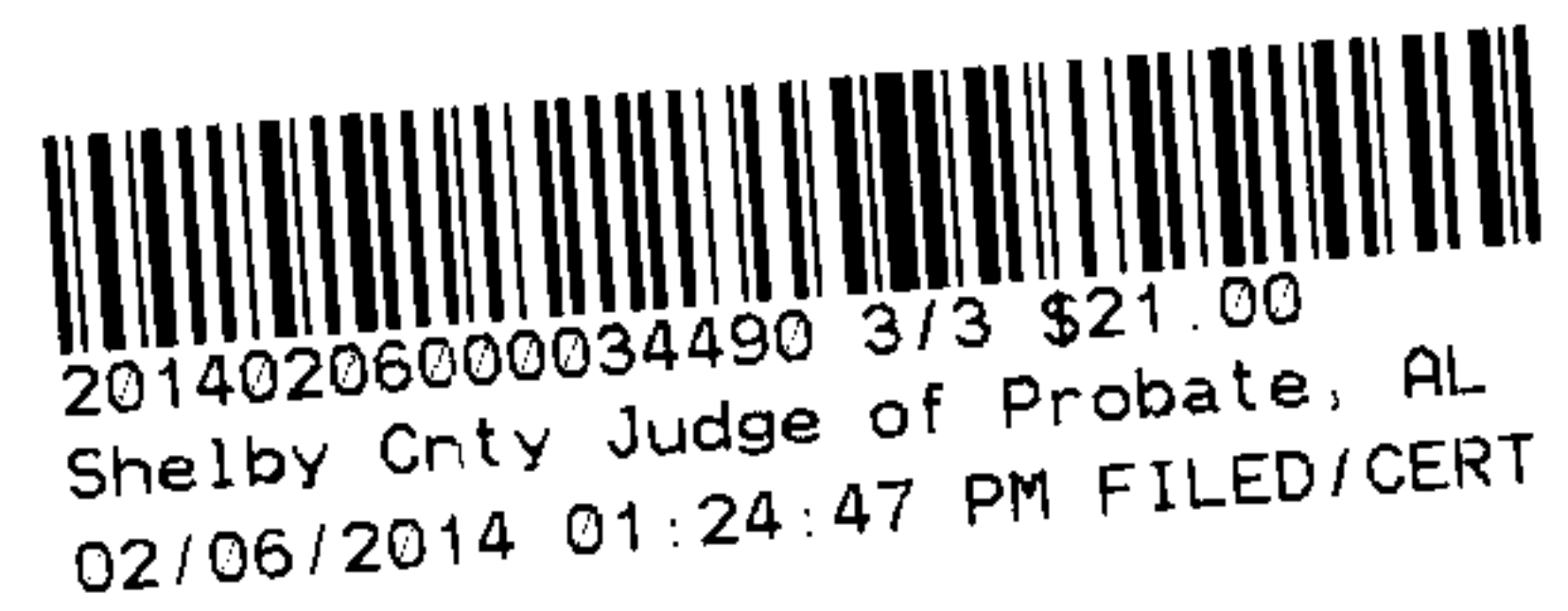
Bob Beasley, Jr.
2820 Highway 25
Montevallo, AL 35115

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2013-11-3598



Real Estate Sales Validation Form



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

Grantor's Name
Mailing Address

Luis Jose Rios Cruz
3121 Hidden Forest Cv
Montevallo, AL 35115

Grantor's Name Bob Beasley, Jr.
Mailing Address

2820 Hwy 25
Montevallo AL 35115

Property Address 2820 Highway 25
Montevallo, AL 35115

Date of Sale 12/31/2013
Total Purchase Price \$96,600.00
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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
XXX 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 - provided 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 of the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real 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 not 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 12/31/13

Print: Luis Jose Rios Cruz

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one