

Send tax notice to:

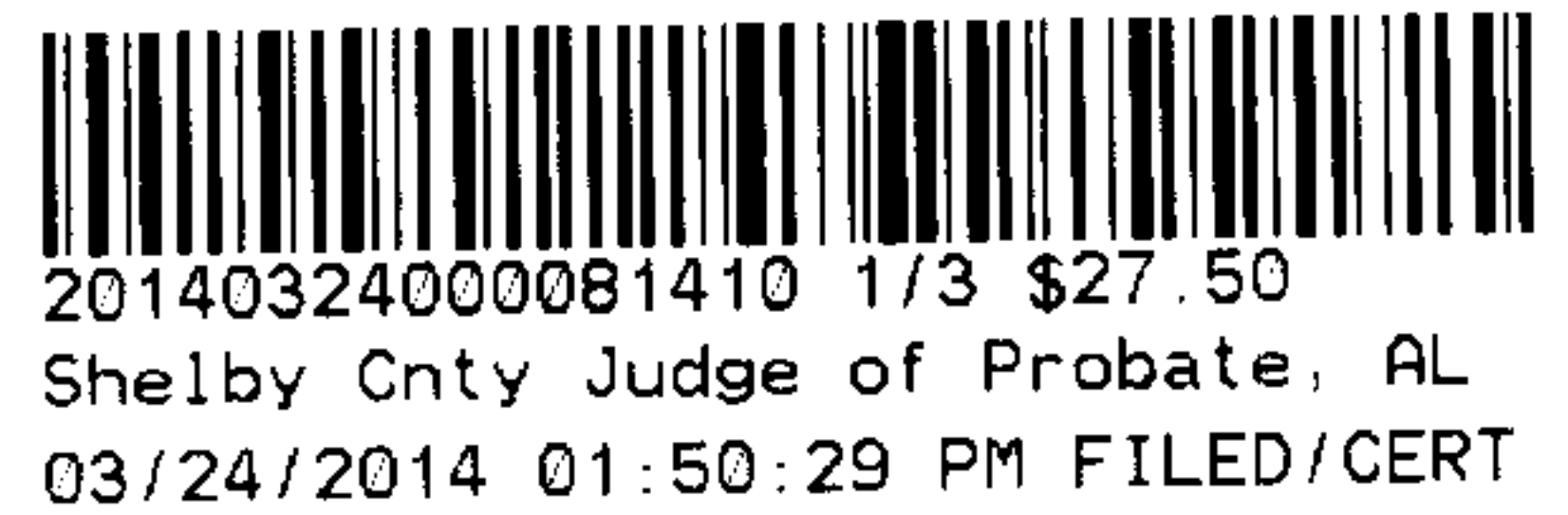
JOSE ANTONIO SOSA ALVREZ  
482 WILDERNESS LANE  
ALABASTER, ALABAMA 35007

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA     )  
SHELBY COUNTY        )

TITLE NOT EXAMINED

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Nine Thousand Four Hundred and 00/100 Dollars (\$39,400.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID W. BOWERS, A MARRIED MAN NOT JOINED BY SPOUSE, **whose mailing address is: 908 Timberline Circle, Calera, Alabama 35007** (hereinafter referred to as "Grantor") by JOSE ANTONIO SOSA ALVAREZ and EULALIA ARANA GODINEZ, HUSBAND AND WIFE, **whose mailing address is: 482 Wilderness Lane, Alabaster, Alabama 35007** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A."

SUBJECT TO:

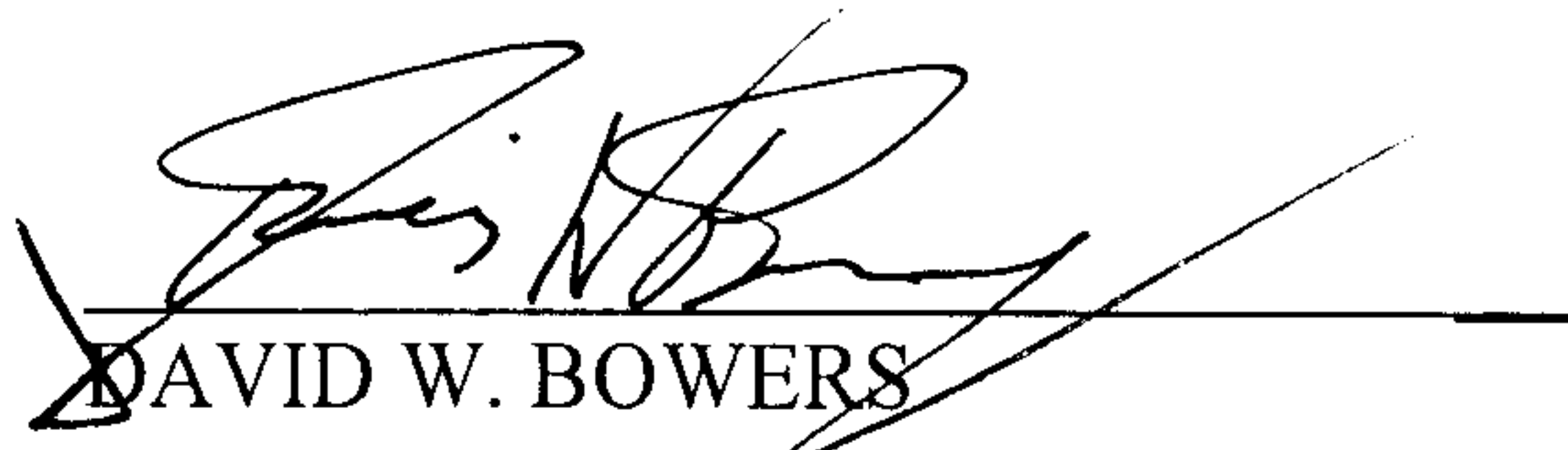
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.

\$32,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 12th day of March, 2014.


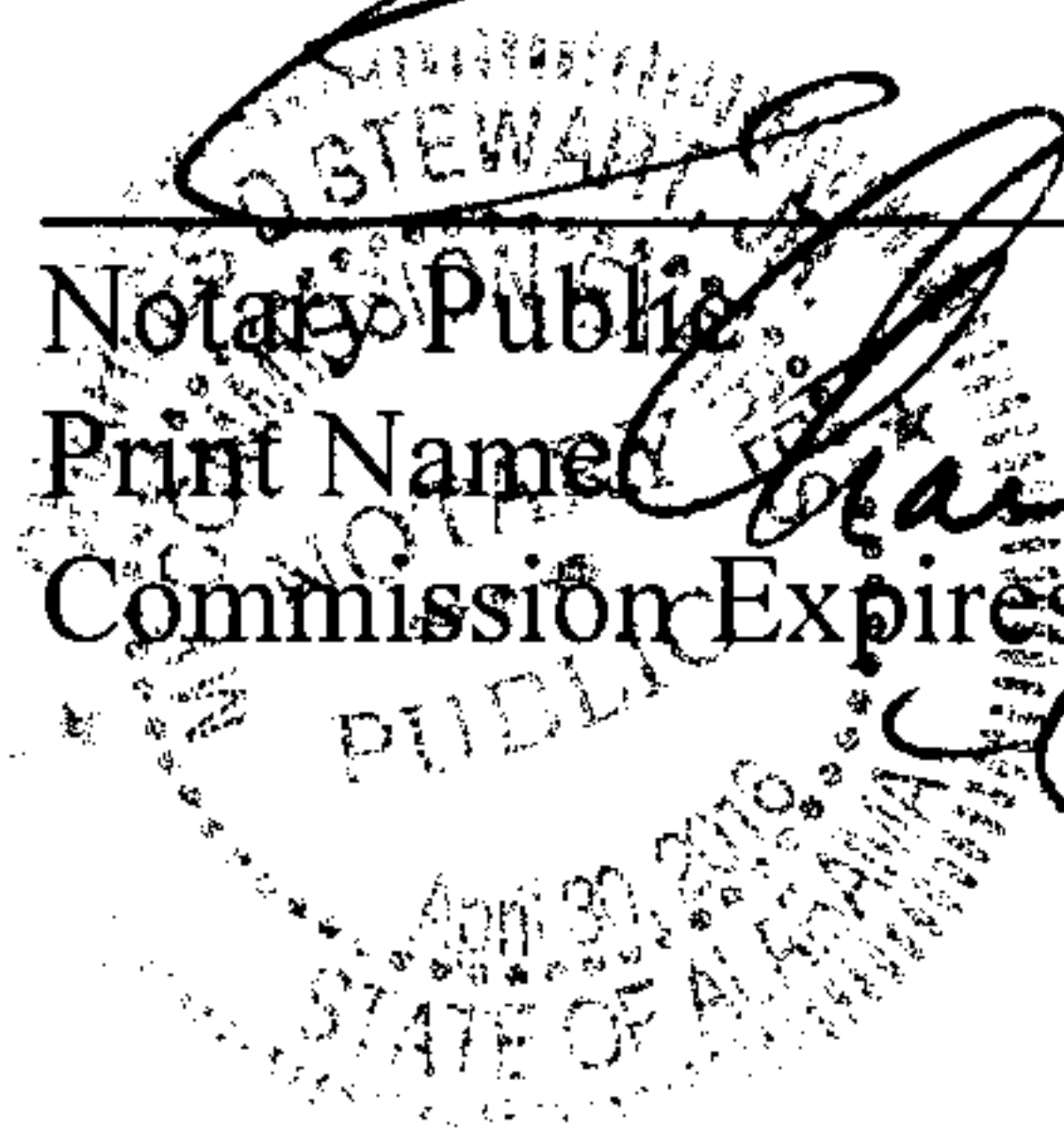
  
DAVID W. BOWERS

Shelby County, AL 03/24/2014  
State of Alabama  
Deed Tax: \$7.50

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID W. BOWERS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of March, 2014.

  
Notary Public  
Print Name: Charles D Stewart, Jr.  
Commission Expires: 3-30-16  



  
20140324000081410 2/3 \$27.50  
Shelby Cnty Judge of Probate, AL  
03/24/2014 01:50:29 PM FILED/CERT



Exhibit "A"



20050916000483080 3/4 \$55.00  
Shelby Cnty Judge of Probate, AL  
09/16/2005 03:24:26PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meet the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

A Parcel of land situated in the NE 1/4 of the NE 1/4 of Section 15, Township 21S, Range 3 West, City of Alabaster, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE Corner of above said 1/4-1/4; thence N00°58'14"W, a distance of 667.36'; thence S89°12'17"W, a distance of 13.25'; thence N78°29'06"W, a distance of 326.64'; thence N80°17'12"W, a distance of 60.83'; thence N80°10'59"W, a distance of 57.45'; thence N89°44'56"W, a distance of 34.24' to the POINT OF BEGINNING; thence N89°49'48"W, a distance of 110.00'; thence S09°10'54"W, a distance of 140.90'; thence S89°46'47"E, a distance of 109.96'; thence N09°11'35"E, a distance of 141.00' to the POINT OF BEGINNING.

Said Parcel containing 0.35 acres, more or less.

**AB**  
ALSO AND INCLUDING a 16' wide ~~temporary~~ Ingress/Egress and Utility Easement ~~to be modified at a later date to comply with City Regulations~~, lying 8' either side of and parallel to the following described centerline:

Commence at the SE Corner of the NE 1/4 of the NE 1/4 of above said Section, Township and Range; thence N00°58'14"W, a distance of 667.36'; thence S89°12'17"W, a distance of 13.25'; thence N78°29'06"W, a distance of 326.64'; thence N80°17'12"W, a distance of 60.83'; thence N80°10'59"W, a distance of 57.45'; thence N89°44'56"W, a distance of 34.24'; thence N89°49'48"W, a distance of 110.00'; thence S09°10'54"W, a distance of 140.90'; thence S89°46'47"E, a distance of 18.79' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S19°31'58"W, a distance of 114.23'; thence S07°33'45"W, a distance of 23.77'; thence S24°50'21"E, a distance of 30.14'; thence S70°47'32"E, a distance of 112.43'; thence S61°45'12"E, a distance of 25.78'; thence S43°40'33"E, a distance of 25.78'; thence S29°44'51"E, a distance of 60.93'; thence S03°53'57"W, a distance of 124.13'; thence S15°41'47"W, a distance of 438.80'; thence S19°40'13"E, a distance of 17.59' to the POINT OF ENDING OF SAID CENTERLINE.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #010191 0100 B, Zone 'C', dated September 16, 1982, and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:

This Parcel shown and described herein may be subject to setbacks, easements, zoning and restrictions that may be found in the Probate Office of said County.



20140324000081410 3/3 \$27.50  
Shelby Cnty Judge of Probate, AL  
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