

Send tax notice to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

TITLE NOT EXAMINED

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

Consideration \$71,900.00

That is consideration of Ten and 00/100 Dollars (\$10.00) **the amount which can be verified by the tax records** in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is: P.O. BOX 612 HELENA, AL 35080** (hereinafter referred to as "Grantor") by SIERRA BUILDING COMPANY, LLC AND CLAVDIA YAZMIN PINEDA **whose mailing address is: PO BOX 612 HELENA, AL 35080**, as joint tenants in common (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 7, ACCORDING TO THE SURVEY OF EAGLE COVE SUBDIVISION, AS RECORDED IN MAP BOOK 35, PAGE 199, AND REFILED IN MAP BOOK 35, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. EASEMENT TO BELLSOUTH, AS RECORDED IN INSTRUMENT 2005121200641690, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. EASEMENT RECORDED IN INSTRUMENT 20050817000424690 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20051031000563560, SHELBY VOLUME 225, PAGE 984, SHELBY VOLUME 242, PAGE 907, INSTRUMENT 20050804000396580 AND INSTRUMENT 200602100052450, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT TO SHELBY COUNTY, AS RECORDED IN SHELBY VOLUME 231, PAGE 189 AND SHELBY VOLUME 231, PAGE 191, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO ALABAMA GAS CORPORATION, AS RECORDED IN SHELBY VOLUME 295, PAGE 431, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RESTRICTIONS WITH EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20050804000396570, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 20050920000488820, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 127, PAGE 375 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. DENIAL OF ACCESS TO I-65.



11. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY, RECORDED IN DEED 127, PAGE 376 AND DEED 205, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. RESTRICTIONS APPEARING OF RECORD IN SHELBY VOLUME 274, PAGE 601, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
13. AGREEMENT AS RECORDED IN INSTRUMENT 20070813000380030, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 20081215000465480, 1<sup>ST</sup> AMENDMENT RECORDED IN INSTRUMENT 20050920000488820, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY, LLC, by BILLY GOSSETT, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 28th day of May, 2014.

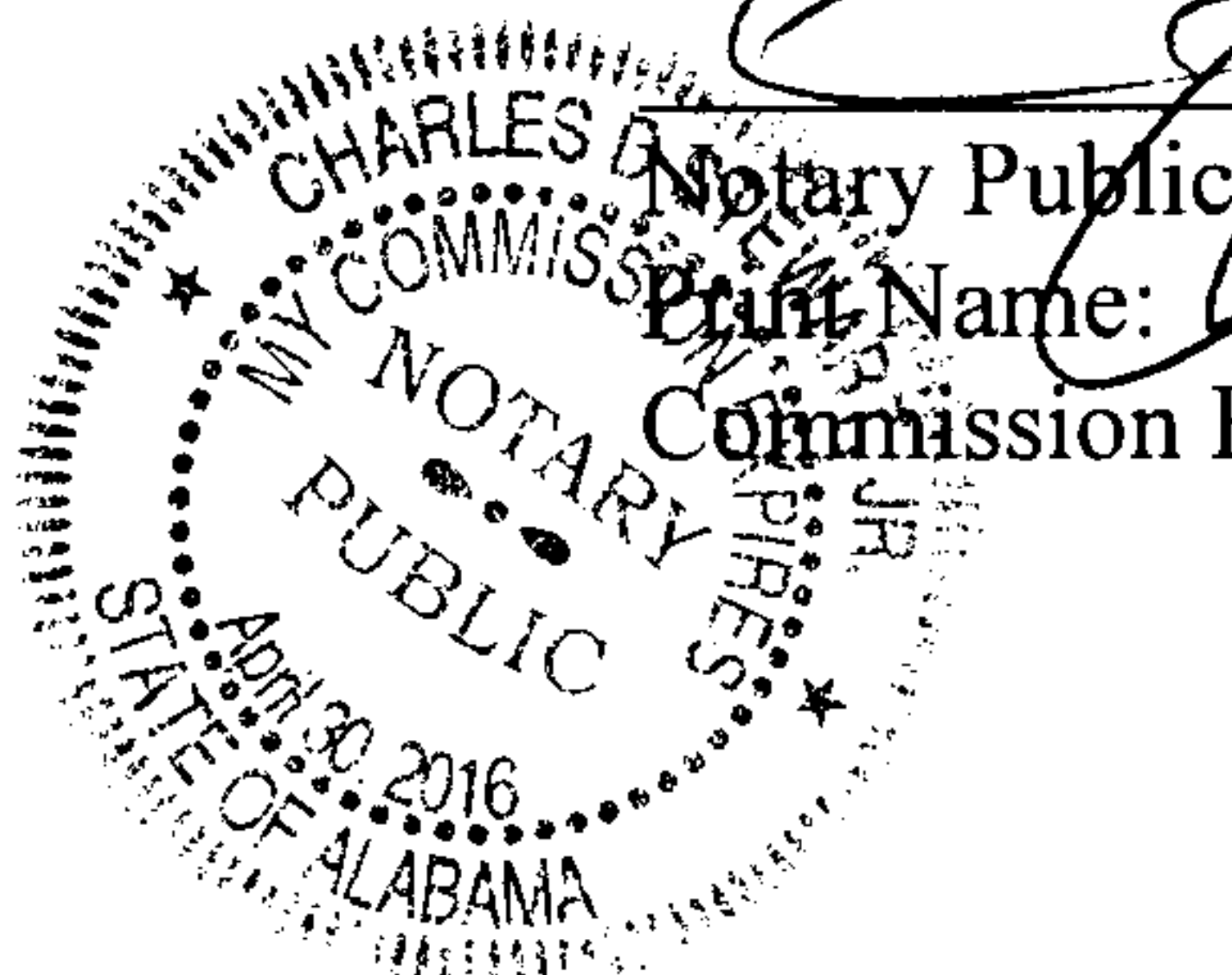
  
SIERRA BUILDING COMPANY, LLC

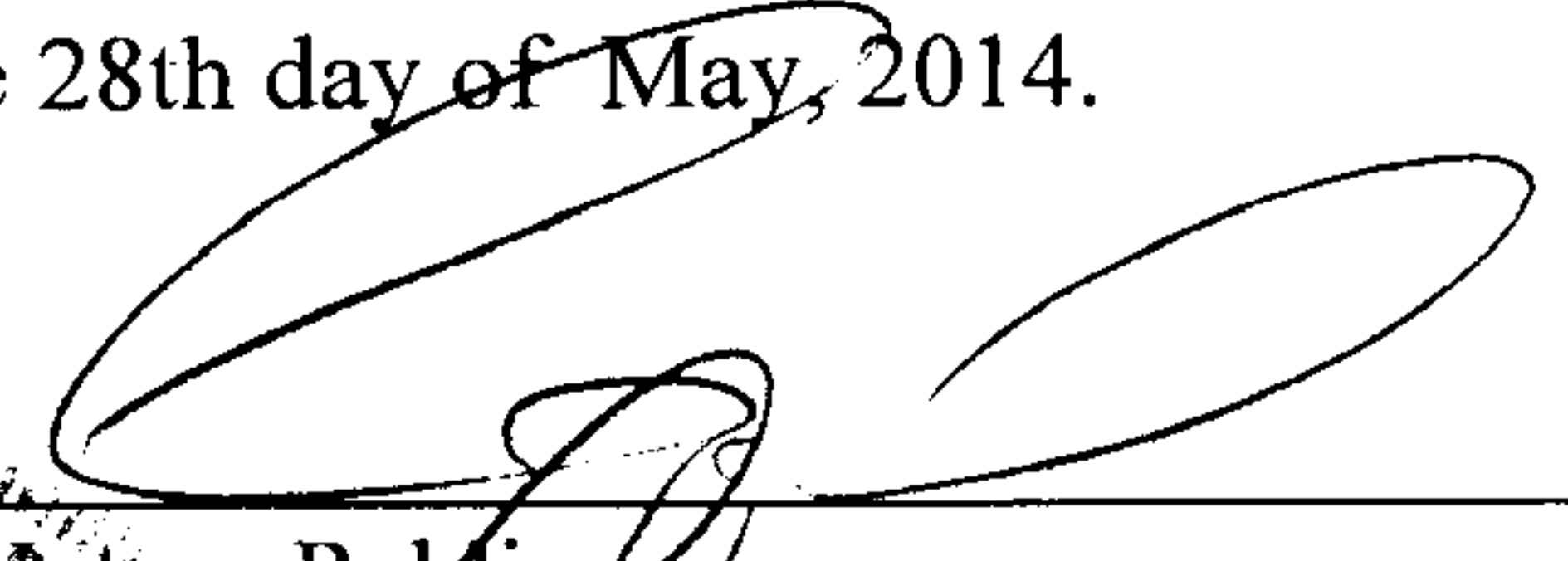
BY: BILLY GOSSETT  
ITS: MEMBER


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY GOSSETT, whose name as MEMBER of SIERRA BUILDING COMPANY, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 28th day of May, 2014.



  
Notary Public  
Print Name: Charles A. [Name]  
Commission Expires: 4-30-16

  
20140731000236060 2/2 \$89.00  
Shelby Cnty Judge of Probate, AL  
07/31/2014 10:37:51 AM FILED/CERT