

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Santiago Correa Gomez
23 Rose Court
Tucker, Georgia 30084

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Seventy Thousand and No/100 Dollars (\$70,000.00) and other good and valuable consideration, to the undersigned James O. Shelton and wife, Patricia A. Shelton (herein referred to as "Grantors"), in hand paid by Santiago Correa Gomez (herein referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama (the "Premises"), to-wit:


SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current Taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 125, Page 524, Deed Book 129, Page 34, and Deed Book 150, Page 362, in the Probate Office of Shelby County, Alabama; (3) Right of Way to Shelby County recorded in Deed Book 155, Page 397 in the Probate Office of Shelby County, Alabama; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 48, Page 461, in the Probate Office of Shelby County, Alabama.

\$70,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

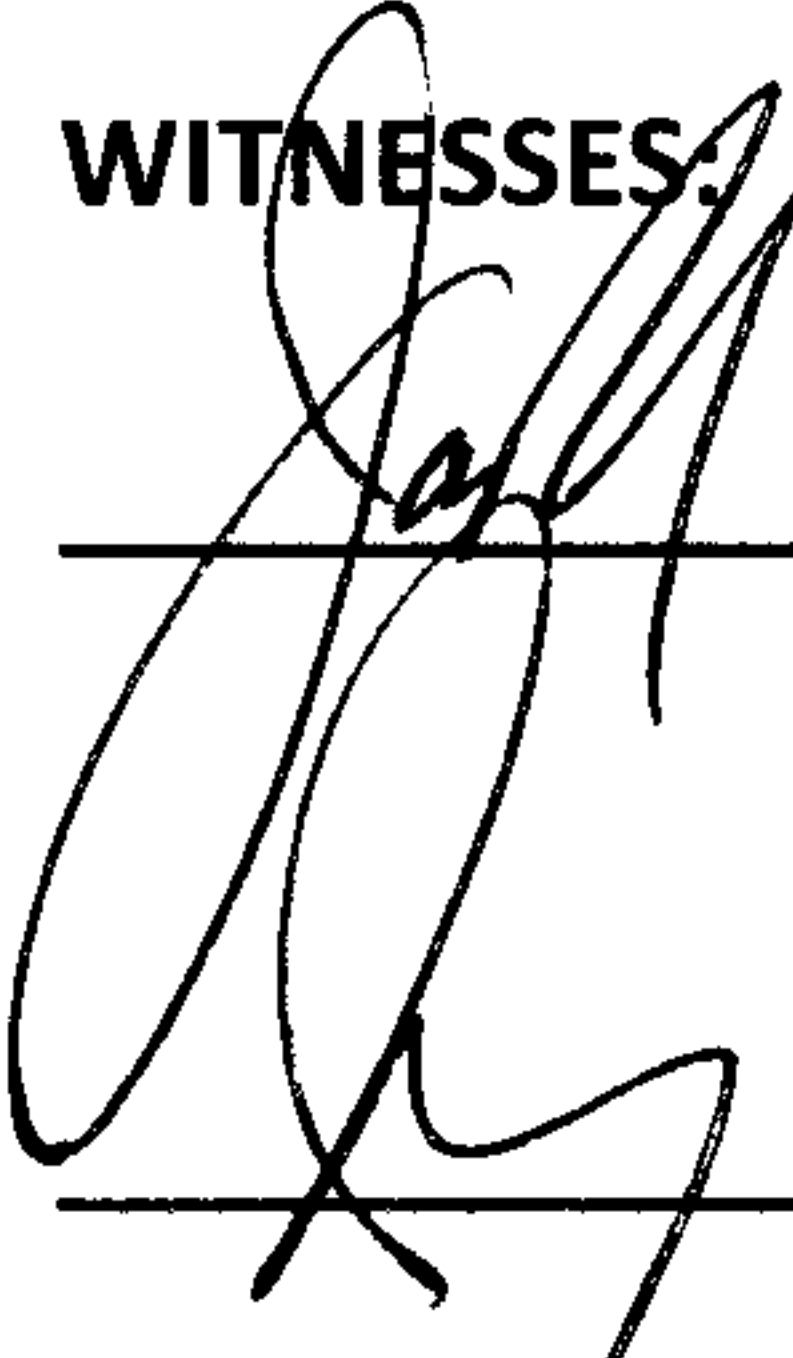
TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.


And Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.


20140904000278530 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/04/2014 01:31:15 PM FILED/CERT

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 29th day of August, 2014.

WITNESSES:







James O. Shelton



Patricia A. Shelton

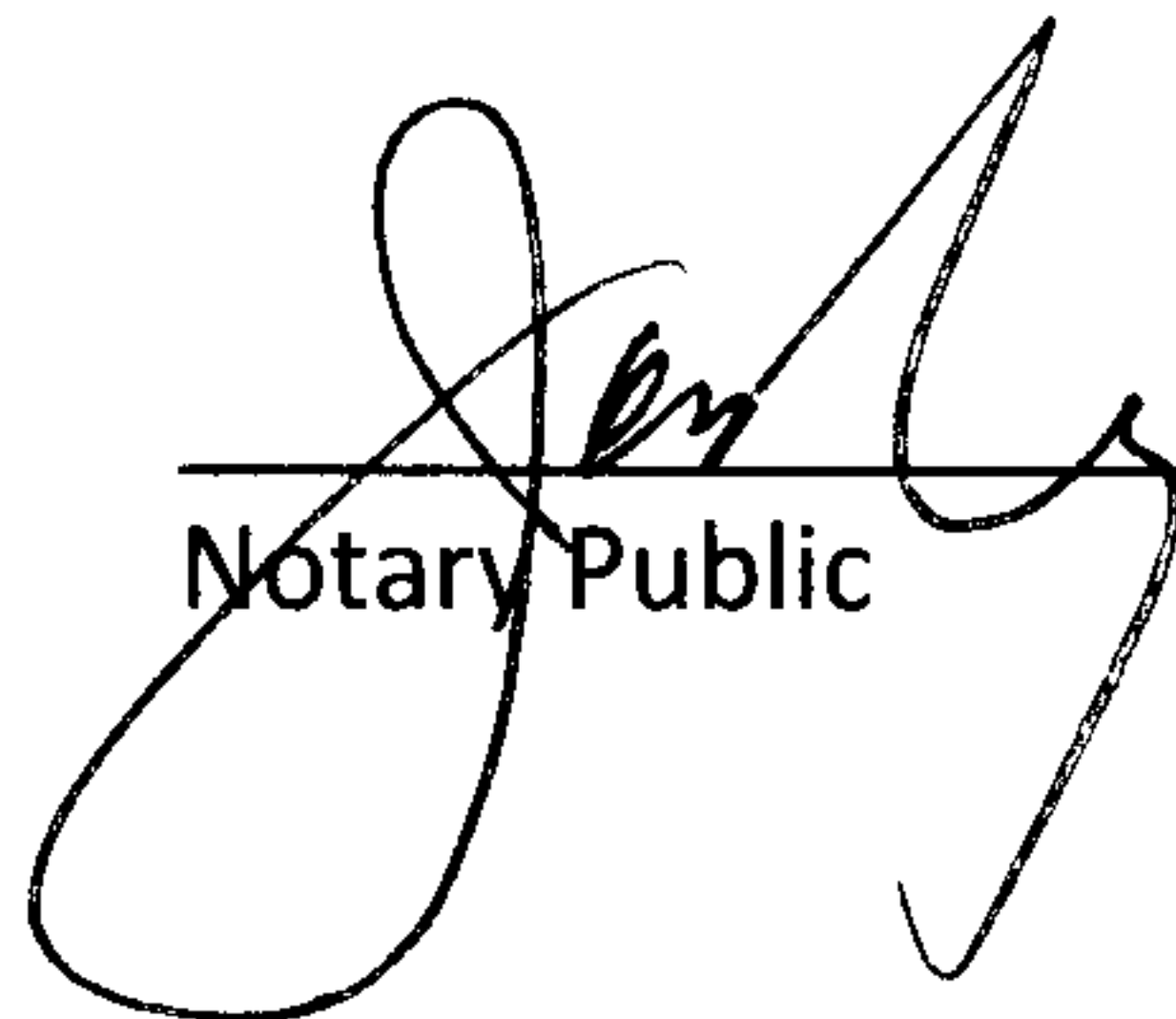
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James O. Shelton and wife, Patricia A. Shelton, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 2 day of ~~August~~ ^{Sept}, 2014.

My Commission Expires:

14 July 16



Notary Public



20140904000278530 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/04/2014 01:31:15 PM FILED/CERT

EXHIBIT "A"

PARCEL I:


Begin at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, and run easterly along the north side of the said quarter-quarter for 401.37 feet; then turn an angle of 37 deg. 07 min. to the right and run southeasterly for 528.17 feet to the point of beginning; then turn an angle of 85 deg. 53 min. to the right and run southerly for 102.36 feet; then turn angle of 90 deg. 00 min. to the left and run easterly for 79.47 feet; then turn an angle of 89 deg. 48 min. 26 sec. to the left and run Northerly for 96.62 feet, more or less, to the most westerly corner of Vance A. McElroy and wife Lorene M. McElroy property, then turn an angle of 13 deg. 25 min. 34 sec. to the left and run for 110.09 feet along said Vance A. McElroy and wife Lorene M. McElroy property, then turn an angle of 104 deg. 50 min. 13 sec. to the left and run westerly for 107.94 feet; then turn an angle of 100 deg. 41 min. 14 sec. to the left and run southeasterly for 64.93 feet back to the point of beginning.

Also an easement for ingress and egress described as follows: Begin at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West and run easterly along the north side of the said quarter-quarter for 401.37 feet; then turn an angle of 37 deg. 07 min. to the right and run southeasterly for 528.17 feet; then turn an angle of 85 deg. 53 min. to the right and run southerly for 102.36 feet to the point of beginning; then continue along the last described course for 147.89 feet to a point on the north right of way of 1st Avenue West, then turn an angle of 89 deg. 35 min. 30 sec. to the West and run southeasterly along the said right of way for 36.15 feet; then turn angle of 117 deg. 15 min. to the left and run northerly along the east side of the herein described easement for 61.0 feet; then turn an angle of 18 deg. 53 min. 42 sec. to the right and run northerly along the east side of the herein described easement for 95.74 feet; then turn an angle of 91 deg. 03 min. 12 sec. to the left and run westerly for 18.73 feet back to the point of beginning.

PARCEL II:

Begin at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, and run easterly along the North side of the said 1/4-1/4 for 401.37 feet; thence turn an angle of 37 deg. 07 min. to the right and run southeasterly for 528.17 feet; then turn an angle of 85 deg. 53 min. to the right and run southerly for 102.36 feet to the point of beginning; then continue southerly along the last described course for 147.89 feet to a point on the North right of way of 1st Avenue West, then turn an angle of 80 deg. 35 min. 30 sec. to the left and run southeasterly along the north R.O.W. of said Avenue for 75.44 feet, more or less, to the most westerly line of the Luther Vernon and wife, Minnie Frances Vernon, property, then turn an angle of 95 deg. 4 min. 23 sec. to the left and run northerly along the Luther Vernon and Minnie Frances Vernon property for 119.11 feet, then turn an angle of 84 degrees 55 minutes 37 seconds to the left and run westerly for 4.15 feet; then turn an angle of 80 deg. 47 min. 04 sec. to the right and run northerly for 40.78 feet; then turn an angle of 90 deg. 11 min. 34 sec. to the left and run westerly for 79.47 feet back to the point of beginning.

All being situated in Shelby County, Alabama.


20140904000278530 3/4 \$24.00
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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:
James O. Shelton and Patricia A. Shelton
Mailing Address:
117 Grande View Parkway
Maylene, Alabama 35114

Property Address:
1280 and 1280-A 1st Avenue West
Alabaster, Alabama 35007

Grantee's Name:
Santiago Correa Gomez
Mailing Address:
23 Rose Court
Tucker, GA 30084

Date of Sale: August 29, 2014
Total Purchase Price or Actual Value or
Assessor's Market Value: \$ 70,000.00

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 _____
Contract XXX _____
Other _____

Appraisal _____
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 applicable.

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 provide 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 Section 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 Section 40-22-1 (h).

Date: August 29, 2014

James O. Shelton
(verified by Grantor/Grantee/Agent) Circle One
James O. Shelton-Grantor Form RT-1

