


THIS INSTRUMENT WAS PREPARED BY :
Avalanche Investments Inc.
236 Riverfront St.
Shelby , Al. 35143

PLEASE SEND TAX NOTICES TO :
Noemi Nunez Guerrero
3068 Hwy. 17
Montevallo , Al. 35115

GRANTOR :
Avalanche Investments Inc.
236 Riverfront St.
Shelby , Al. 35143

GRANTEE :
Noemi Nunez Guerrero
3068 Hwy. 17
Montevallo , Al. 35115

QUIT CLAIM DEED


20141201000376930 1/2 \$55.00
Shelby Cnty Judge of Probate, AL
12/01/2014 02:04:04 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty-eight thousand dollars { 38,000.00 } and any in hand consideration to the undersigned AVALANCHE INVESTMENTS INC. { herein referred to as GRANTOR }, in hand paid by the GRANTEE herein , the receipt whereof is acknowledged . The said GRANTOR hereby remises, releases, quit claims , grants , sells , and conveys its interest unto Noemi Nunez Guerrero. herein referred to as GRANTEE . The following described real estate situated in SHELBY, COUNTY, AL. to-wit :

A parcel of property situated in the NE1/4 of the SE1/4 of Section 5, Township 22 South , Range 3 West , Shelby County , Alabama , more particularly described as follows : Commence at a point where the South right of way line of Shelby County Highway No. 22 intersects the Westerly right of way line of the Old Southern Railroad Track and run thence North 89 degrees 39 minutes 06 Seconds West along said south line of Highway 22 a distance of 335.28 feet to the intersection point of said Highway No. 17 : Thence run S 15 degrees 13 minutes 48 seconds West along said East margin of said Highway 17 a distance of 417.44 feet to a set rebar corner and the point of Beginning of the property being described ; Thence run South 15 degrees 46 minutes 46 seconds West along said margin of said Highway 17 a distance of 250.69 feet to a corner ; Thence run south 19 degrees 07 minutes 32 seconds West along same said margin of same said Highway 17 a distance of 157.90 feet to a corner ; Thence run South 20 degrees 19 minutes 15 seconds West along same margin of same said Highway 17 a distance of 62.21 feet to a found bolt corner on the intersection of the east margin of Shelby County Highway No. 17 and the North margin of an old railroad spur track in a curve to the left having a central angle of 35 degrees 37 minutes 25 seconds and a radius of 543.48 feet ; Thence run East-Northeasterly along the said North right of way line of said railroad spur track an arc distance of 337.91 feet to a set rebar corner ; Thence run North 10 degrees 37 minutes 20 seconds East a distance of 329.38 feet to a set rebar corner ; Thence run North 16 degrees 40 minutes 14 seconds West a distance of 118.02 feet to a fence corner ; Thence run South 85 degrees 17 minutes 30 seconds West a distance of 217.24 feet to the point of beginning , containing 3.0 acres , more or less .

SUBJECT TO : Statutory right of redemption for all parties lawfully entitled thereto pursuant to Title 6-5-230, Code of Alabama, 1975

TO HAVE AND TO HOLD to the said GRANTEE , his heirs , devisees , assigns , or its successors and assigns forever .

Shelby County, AL 12/01/2014
State of Alabama
Deed Tax: \$38.00



20141201000376930 2/2 \$55.00
Shelby Cnty Judge of Probate, AL
12/01/2014 02:04:04 PM FILED/CERT

IN WITNESS WHEREOF, the said GRANTOR, by CHARLES RICH, PRESIDENT who is authorized to execute this conveyance has hereto sets its signature and seal this 1 day of December, 2014.

GRANTOR, AVALANCHE INVESTMENTS INC.

Charles B. Rich, President
CHARLES B. RICH, PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that CHARLES B. RICH whose name as PRESIDENT is signed to the forgoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, as such officer and with full authority, executed for and as act of said Grantor.

Given under my hand this the 1st day of December 2014

Tammy L. Seale
Notary Public

{ NOTARY SEAL }

My Commission Expires : 09-07-2015

