

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Vicente Juarez Martinez
27 County Road 900
Jenison, AL 35085

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)

That in consideration of **FORTY NINE THOUSAND NINE HUNDRED AND NO/100-----DOLLARS (\$49,900.00)**, to the undersigned grantor, **WESTERN REI, LLC**, an Alabama Limited Liability Company, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **VICENTE JUAREZ MARTINEZ AND LIDIA CARRERA TRUJILLO**, (herein referred to as **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

See attached Exhibit "A" for Legal description.

Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

\$39,900.00 of the above recited purchase price is being paid by a purchase money mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor**, by its Managing Member, Jason E. Spinks, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 23RD day of January, 2015.

WESTERN REI, LLC

BY:

Jason E. Spinks, Its Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jason E. Spinks, whose name as Managing Members of Western REI, LLC, an Alabama Limited Liability Company, 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 as such member, and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 23RD day of January, 2015.

Notary Public

My Commission Expires: 01-21-19

EXHIBIT "A"
LEGAL DESCRIPTION



20150126000027250 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
01/26/2015 04:02:33 PM FILED/CERT

PARCEL 5:

Commence at the NE corner of Fractional Section 27, Township 22 South, Range 3 West, Shelby County, Alabama; thence South 31 degrees 44 minutes 37 seconds West, a distance of 471.02 feet to the POINT OF BEGINNING; thence South 87 degrees 37 minutes 51 seconds West, a distance of 630.72 feet; thence South 67 degrees 16 minutes 15 seconds East, a distance of 1311.80 feet; thence North 87 degrees 07 minutes 17 seconds East, a distance of 24.28 feet; thence North 02 degrees 54 minutes 36 seconds West, a distance of 29.72 feet; thence North 72 degrees 11 minutes 31 seconds West, a distance of 25.96 feet; thence North 49 degrees 27 minutes 52 seconds West, a distance of 760.22 feet to the POINT OF BEGINNING. Said property lying in the NE 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama.

Subject to and including an Ingress/Egress & Utility Easement, being more particularly described as follows:

Commence at the NE corner of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence South 02 degrees 58 minutes 50 seconds East, a distance of 962.16 feet; thence South 01 degree 42 minutes 01 seconds East, a distance of 933.78 feet; thence South 84 degrees 45 minutes 31 seconds West, a distance of 154.59 feet to the POINT OF BEGINNING; thence South 01 degree 25 minutes 18 seconds East, a distance of 208.46 feet to a point on the northerly R.O.W. line of Alabama Highway 25; thence South 84 degrees 51 minutes 25 seconds West and along said R.O.W. line a distance of 43.17 feet; thence North 02 degrees 54 minutes 36 seconds West and leaving said R.O.W. line a distance of 1617.97 feet; thence North 87 degrees 07 minutes 17 seconds East, a distance of 48.56 feet; thence South 02 degrees 54 minutes 36 seconds East, a distance of 1407.87 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated September 26, 2014.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Seller)

Grantor's Name Western REI, LLC
Mailing Address 3360 Davey Allison Blvd
Hueytown, AL 35023

(Buyer)

Grantee's Name Vicente Juarez Martinez & Lidia C. Trujillo
Mailing Address 27 County Road 900
Jemison, AL 35085

Property Address: Lot 5,
Parcel ID#36-1-02-0-001-001
Shelby County, Alabama

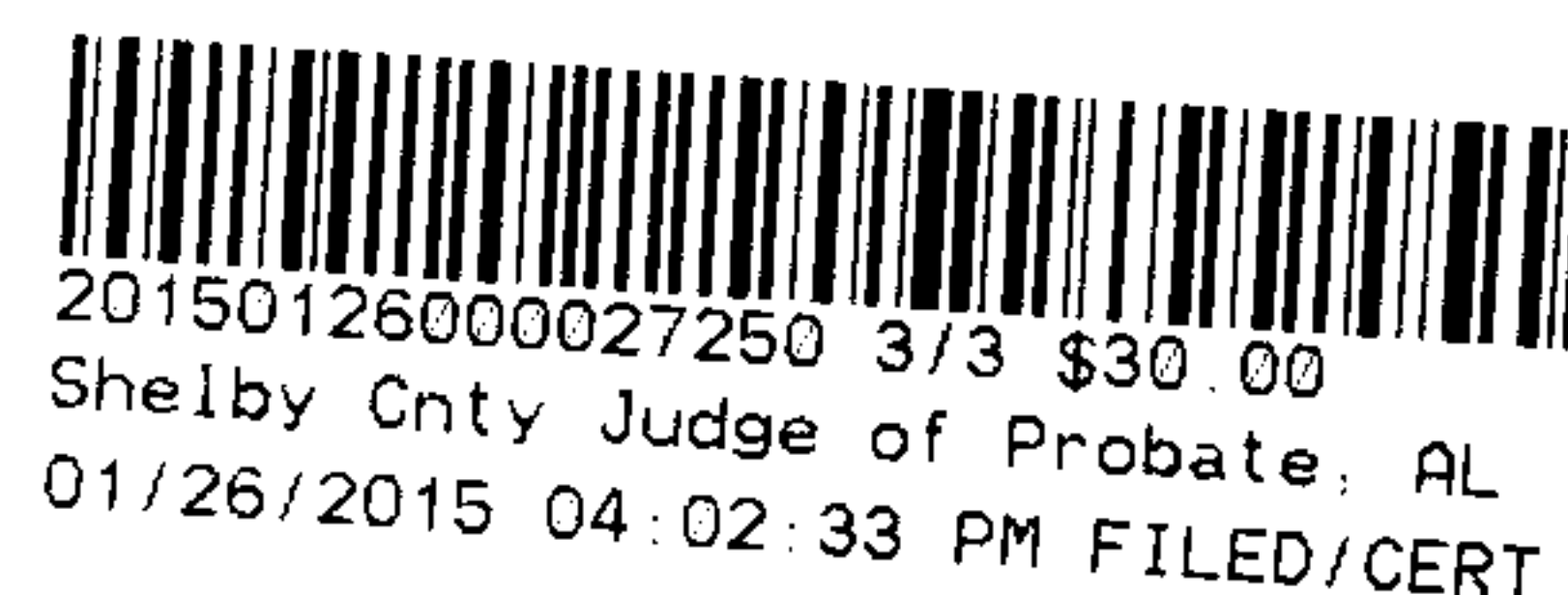
Date of Sale 1/21/15

Total Purchase Price \$49,900.00
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 evidence: (check one) (Recordation of documentary evidence is not required)

 Bill of Sale
 Sales Contract
 ☒ Closing Statement

 Appraisal
 Other –



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 available.

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 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 01-23-2015

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Jason E. Sprink

 Unattested

[Signature]
(Verified by)