

WARRANTY DEED

This instrument was prepared by:
Kelly B. Furgerson
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Anabel Jimenez Sanchez
302 Green Park So.
Pelham, AL 35124

20150223000055360
02/23/2015 10:10:02 AM
DEEDS 1/3

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten Dollars and no/100 (\$10.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We **Bruce Vance and Sandra Vance, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Anabel Jimenez Sanchez** (herein referred to as grantee, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

See Exhibit "A"

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This deed was prepared without the benefit of a title search.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, We have hereunto set our hands and seals this 22nd day of January, 2015.

Bruce Vance
Bruce Vance

Sandra Vance
Sandra Vance

STATE OF ALABAMA
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Bruce Vance and Sandra Vance, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of January, 2015.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 21, 2018

Kelly B. Furgerson
Notary Public
My Commission Expires: 10-21-2018

EXHIBIT "A"

A parcel of land located in the Southwest 1/4 of th Northeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Commence at the Northeast corner of said 1/4 -1/4 Section; thence run in a southerly direction along the East line of said 1/4 -1/4 section a distance of 434.70 feet; thence an angle right of 90 degrees and run in a westerly direction for a distance of 207.69 feet to a point; thence an angle right of 36 degrees, 57 minutes and 45 second and run in a northwesterly direction for a distance of 110.0 feet; thence an angle left of 90 degrees and run in a Southwesterly direction for 100.0 feet to the point of Beginning; thence continue Southwesterly on last described course for 75.0 feet; thence an angle left of 90 degrees and run in a Souwtheasterly direction for a distance of 110.0 feet; thence an angle left of 90 degrees and run in a northeasterly direction for a distance of 75.00 feet; thence an angle left of 90 degrees and run in a northwesterly direction for a distance of 110.0 feet to the point of beginning. Parcel contains 8250 square feet or 0.189 acres.

A parcel of land located in the SW-1/4 of the NE-1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of said 1/4-1/4 Section, thence in a Southerly direction along the East line of said 1/4-1/4 Section a distance of 434.70 feet, thence 90 degrees to the right in a Westerly direction of 207.69 feet to the point of beginning, thence 16 degrees 57' 45" right in a Northwesterly direction a distance of 110.0 feet, thence 90 degrees left in a Southwesterly direction a distance of 100 feet, thence 90 degrees left in a Southeasterly direction a distance of 110.0 feet, thence 90 degrees left in a Northeasterly direction a distance of 100.0 feet to the point of beginning. Said parcel contains 0.253 acres.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Bruce Vance and Sandra Vance
Mailing Address 14937 Hwy 5
West Blocton, AL 35184

Grantee's Name Anabel Jimenez Sanchez
Mailing Address 302 Green Park So.
Pelham, AL 35124

Property Address 302 Green Park So.
Pelham, AL 35124

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 58,110

20150223000055360 02/23/2015
10:10:02 AM DEEDS 3/3

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 1/22/15
Print Kelly B. Furgerson
Unattested Sign (verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/23/2015 10:10:02 AM
\$78.50 CHERRY
20150223000055360

Signature