

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Aurora Luna
128 King Valley Dr.
Pelham, AL 35124
Property address is 124 King Valley Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Thirty-Five Thousand and No/100 (\$135,000.00)
Dollars. As evidenced by closing statement.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we

Rose Marie King, a unmarried woman
(Whose address is 3438 Indian Lake Dr., Pelham, AL 35124
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

Aurora Luna
(Whose address is the property address)
(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

See Attached Exhibit "A"


Subject to: current taxes, easements, restrictions and rights of way of record.

Rose Marie King is the surviving grantee of deed recorded in Deed Volume 348,
Page 547. The other grantee, James L. King, having died on or about July 23, 2013.

TO HAVE AND TO HOLD Unto 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 successors and assigns, that 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,
their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 25th day of
February, 2015.

Rose Marie King (Seal)
Rose Marie King

 (Seal)
20150309000071330 1/2 \$152.00
Shelby Cnty Judge of Probate, AL
03/09/2015 11:39:06 AM FILED/CERT

STATE OF Alabama)
COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Rose Marie King, 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
the conveyance, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February

My Commission Expires: 4/21/16

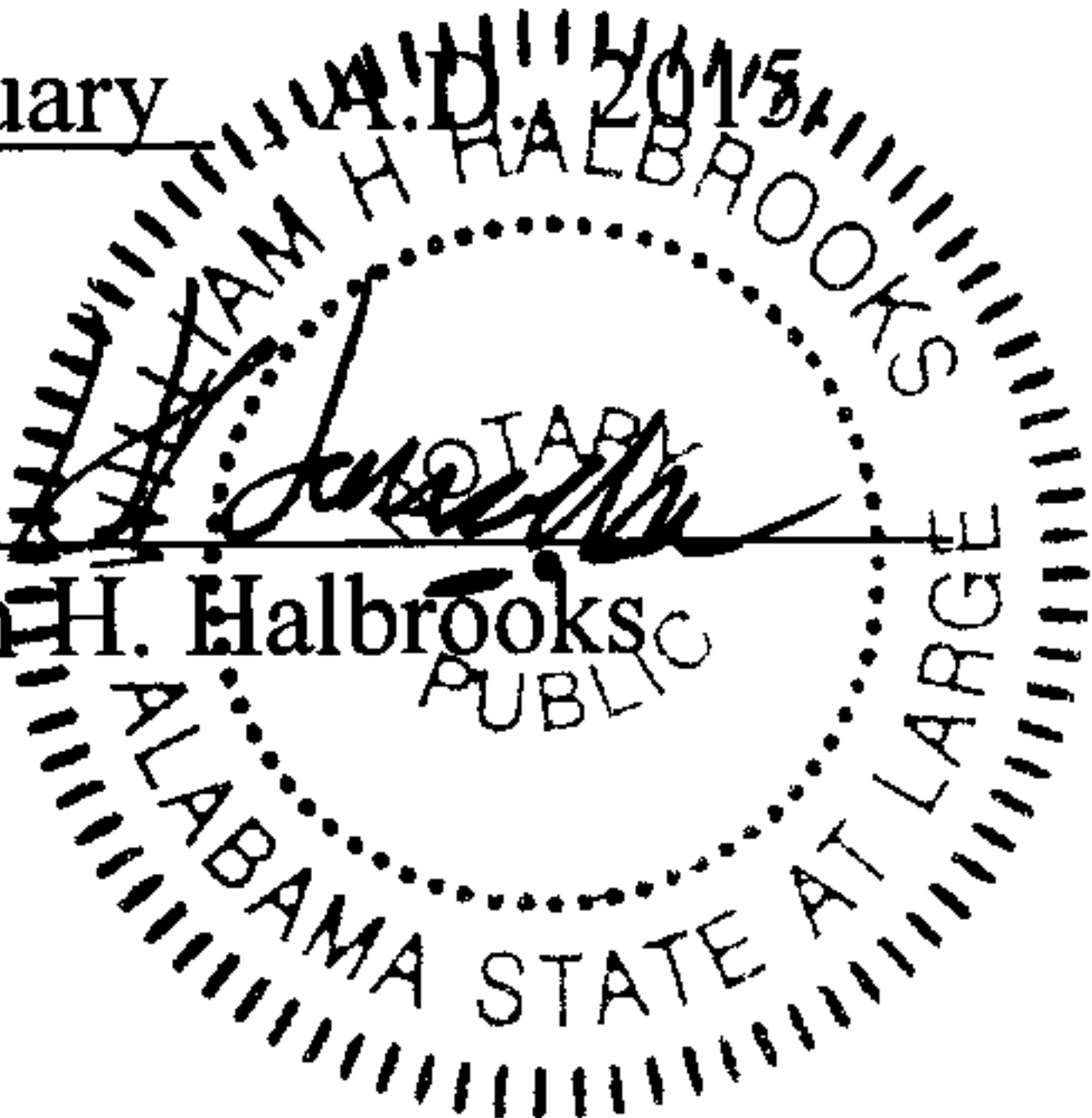
William H. Halbrooks
Notary Public: William H. Halbrooks


Exhibit "A"

Attached Legal Description

A parcel of land situated in the Northeast ¼ of the Northwest ¼ of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at a ½" rebar found at the Northeast corner of Lot 1 of the Valley Cove Garden Homes Subdivision as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Plat Book 22, Page 89; thence proceed N 89°39'01" W along the North boundary of said Lot 1 for a distance of 80.14' to a ½" rebar found at the Northwest corner of said Lot 1; thence continue along said course N 89°39'01" W for 36.44' to the West right of way boundary of King Valley Drive (ROW 40'); thence N 0°36'06" W along said right of way for 116.89' to a ½ bolt found; thence continue along said course and right of way N 0°36'06" W for 122.61' to a 5/8" capped rebar set (Bailey CA 899LS), and the point of beginning of herein described Parcel; thence N 82°46'15" W for 210.00' to a 5/8" rebar found; thence N 12°17'58" E for 190.61' to a 5/8" capped rebar set (Bailey CA 899LS) on the Southerly right of way boundary of Highway 52 West, said point being on a curve; thence proceed along the arc of said curve, having radius of 700.00' and a Delta Angle of 13°50'45" for an arc distance of 169.16' to a 5/8" capped rebar set (Bailey CA 899LS) at the Intersection of the Southerly right of way boundary of said Highway 52 West and the West right of way of King Valley Drive (ROW 40'); thence S 0°36'06" E along said King Valley Drive right of way of 181.39' to the point of beginning.



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