

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Leonor Vazquez-Gonzalez

295 Pineview Rd.
Montevallo, AL 35115

20150323000088840

03/23/2015 09:05:25 AM

DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

)

That in consideration of \$115,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Bernice R. Wilkinson a/k/a Bernice R. Vann by Pamela V. Pack her Attorney-in-Fact, a single person; Bernice R. Wilkinson aka Bernice R. Vann is the Surviving Grantee of that certain Warranty Deed recorded in Deed Book 258 Page 295, George H. Vann having died or about May 22, 1993, whose mailing address is 9 Creek Hall, Lincoln, AL 35096 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Leonor Vazquez-Gonzalez, whose mailing address is 295 Pineview Rd. Montevallo, AL 35115 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 295 Pineview Road, Montevallo, AL 35115; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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 heirs and assigns forever, against the lawful claims of all persons.

Note: \$117,346.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Bernice R. Wilkinson a/k/a Bernice R. Vann by Pamela V. Pack her Attorney-in-Fact, a single person; Bernice R. Wilkinson aka Bernice R. Vann is the Surviving Grantee of that certain Warranty Deed recorded in Deed Book 258 Page 295, George H. Vann having died or about May 22, 1993 has/have hereunto set his/her/their hand(s) and seal(s) , this 27th day of February, 2015:

Bernice R. Wilkinson by Pamela V. Pack her attorney in fact
Bernice R. Wilkinson aka Bernice R. Vann by
Pamela V. Pack her Attorney-in-Fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Pamela V. Pack whose name as Attorney in Fact for Bernice R. Wilkinson a/k/a Bernice R. Vann is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 27th day of February, 2015.

Notary Public

Commission Expires: 03/31/17

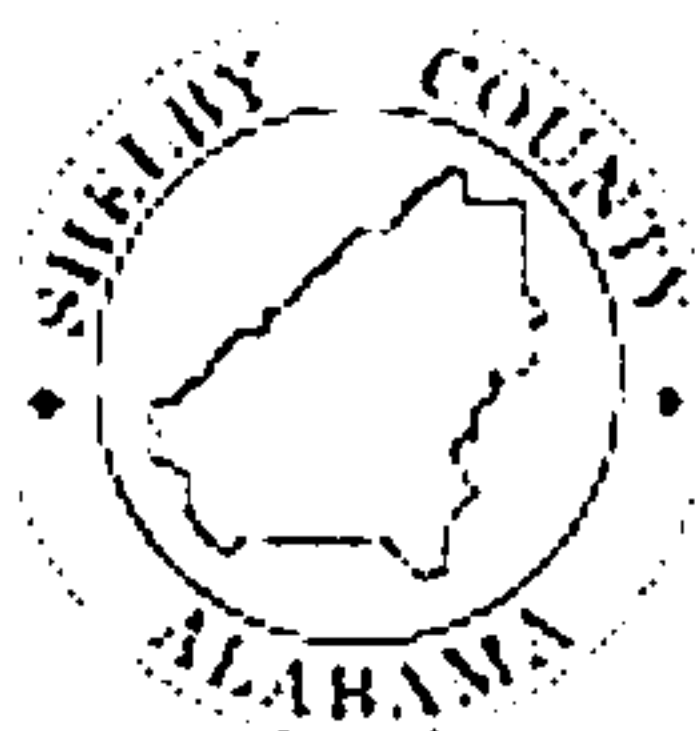


S14-3372HUD

EXHIBIT "A"
Legal Description

Lot 10, Block 1, according to the Map of Arden Subdivision of the Town of Montevallo, Alabama, as recorded in Map Book 3, page 64, in the Probate Office of Shelby County, Alabama.

ALSO: A parcel of land described as follows: Beginning at the NW corner of Lot 10, Block 1, as per Map of Arden Subdivision of the Town of Montevallo, Alabama, recorded in Map Book 3, page 64, in the Office of the Judge of Probate, Shelby County, Alabama; thence run N5°02'W a distance of 53 feet more or less to the North boundary line of NW 1/4 of SE 1/4 Section 21, Township 22 South, Range 3 West; thence run N84°27'E along said boundary line a distance of 100.00 feet; run thence S5°02'E 54-1/2 feet more or less to the NE corner of said Lot 10; run thence West along the North boundary line of said Lot 10 a distance of 100.00 feet to the Point of Beginning. .



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2015 09:05:25 AM
\$18.00 CHERRY
20150323000088840

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.