

WARRANTY DEED

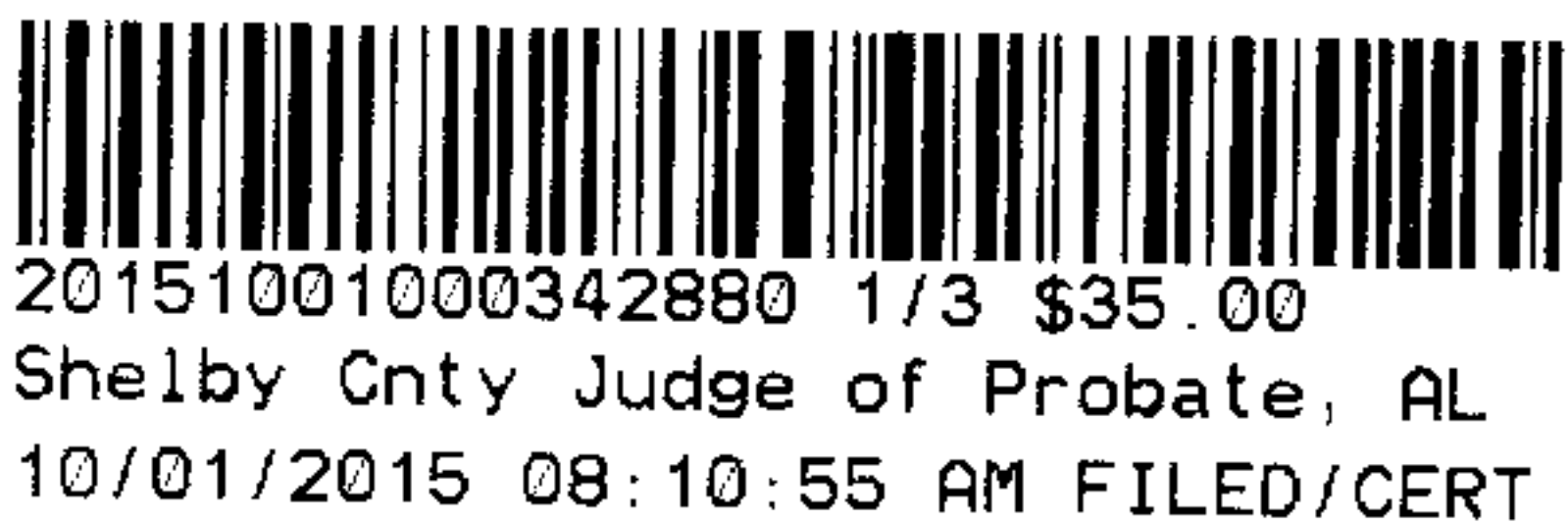
State of Alabama
Shelby County

Send Tax Notice to: Joel Quinonez-Rodriguez
257 Hwy 209, Calera, AL 35040

Know all men by these presents:
That in consideration of Fifteen Thousand and No/100 Dollars (\$15,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ronald H. Beasley and wife, Dianne Beasley (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Joel Quinonez-Rodriguez (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

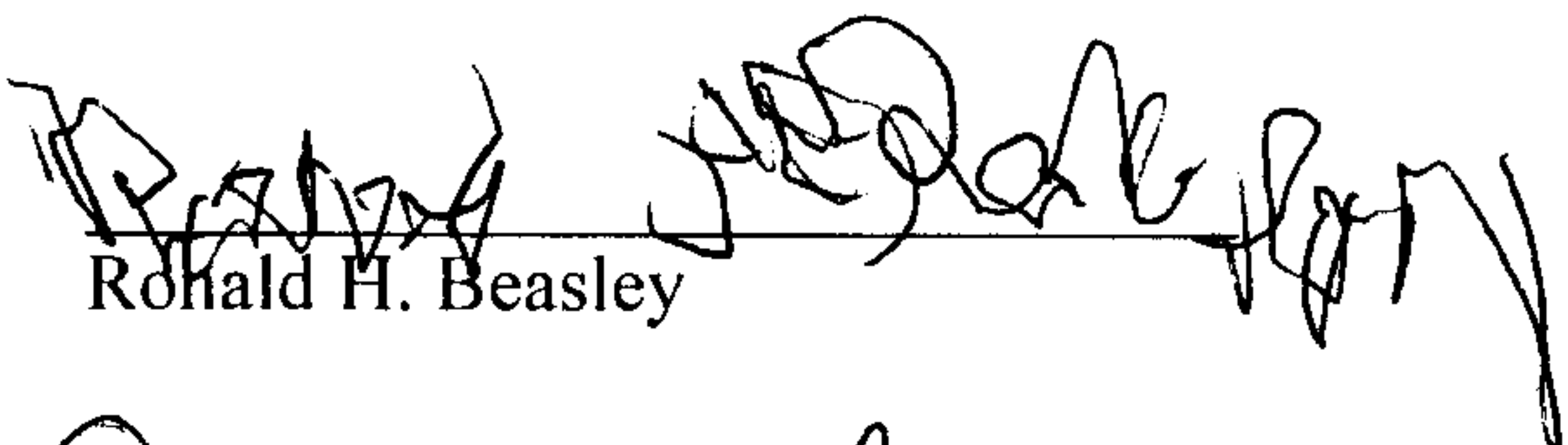
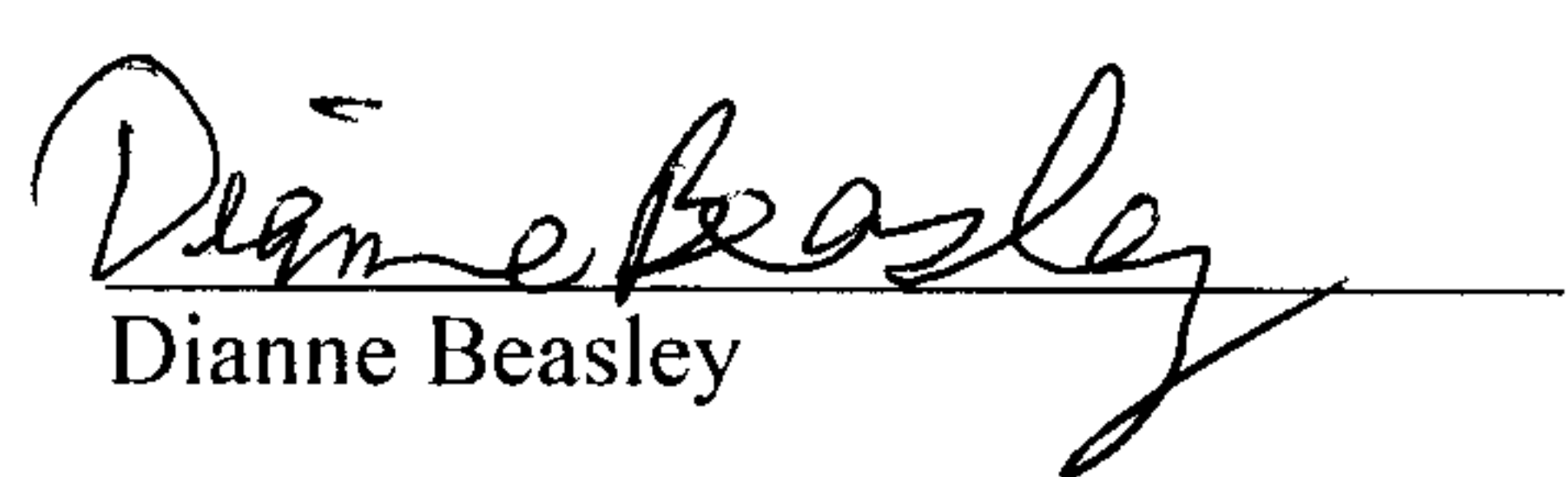
See attached Exhibit "A"

Subject to Easements, Restrictions, and Rights Of Way of Record.
Mineral and Mining rights are hereby excepted.



TO HAVE AND TO HOLD to the 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 said GRANTEES, their heirs 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 heirs and assigns forever, against the lawful claims of all persons.

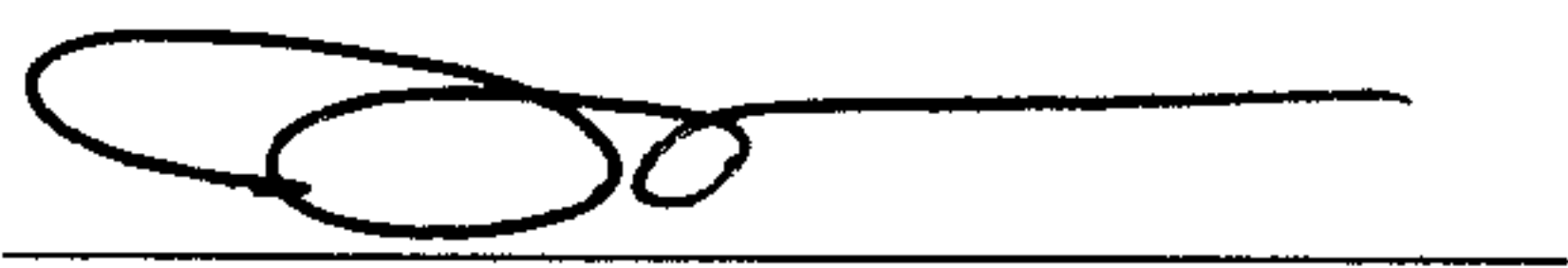
IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 25th day of September, 2015.


Ronald H. Beasley

Dianne Beasley

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Ronald H. Beasley and wife, Dianne Beasley 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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 25th day of September, 2015.



NOTARY PUBLIC
MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

Shelby County, AL 10/01/2015
State of Alabama
Deed Tax: \$15.00

Exhibit "A"
Legal Description of Property

A parcel of land situated in Block 173 of J.H. Dunstan's Survey of the Town of Calera, Shelby County, Alabama, and being more particularly described as follows: Begin at the point of intersection of the Easterly right of way line of the Louisville and Nashville Railroad and the Northwesternly right of way line of the Southern Railroad in the Town of Calera, Alabama; thence run Northerly along aid East right of way of the Louisville and Nashville Railroad for 225.56 feet to a point, said point being 100 feet East of the centerline of said railroad; thence an angle of 85 degrees 50 minutes 44 seconds and run Easterly for 422.46 feet to a point; thence an angle right of 81 degrees 41 minutes 16 seconds and run Southerly for 58.25 feet to a point on the Northwesternly right of way line of said Southern Railroad, said point begin 50 feet Northerly of the centerline of said railroad; thence an angle right of 77 degrees 48 minutes and run Southwesterly along said right of way for 477.49 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of land situated in Block 173 of J.H. Dunstan's Survey of the Town of Calera, Shelby County, Alabama, and being more particularly described as follows: Begin at the point of intersection of the Easterly right of way line of the Louisville and Nashville Railroad and the Northwesternly right of way line of the Southern Railroad in the Town of Calera, Alabama; thence run Northerly along aid East right of way of the Louisville and Nashville Railroad for 225.56 feet to An iron rebar; thence turn a deflection angle right of 85 degrees 53 minutes 17 seconds right for a distance of 223.67 feet to the West right of way line of 9th Street and an iron rebar, thence turn a deflection angle of 75 degrees 05 minutes 24 seconds right along said right of way of 9th Street a distance of 127.31 feet to the right of way of Southern Railroad and an iron rebar; thence turn a deflection angle of 84 degrees 24 minutes 15 seconds right along said right of way a distance of 291.05 feet to the Point of Beginning.

Less and except any part that lies within the road.



20151001000342880 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
10/01/2015 08:10:55 AM FILED/CERT

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

20151001000342880 3/3 \$35.00
Shelby Cnty Judge of Probate, AL
10/01/2015 08:10:55 AM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Form RT-1