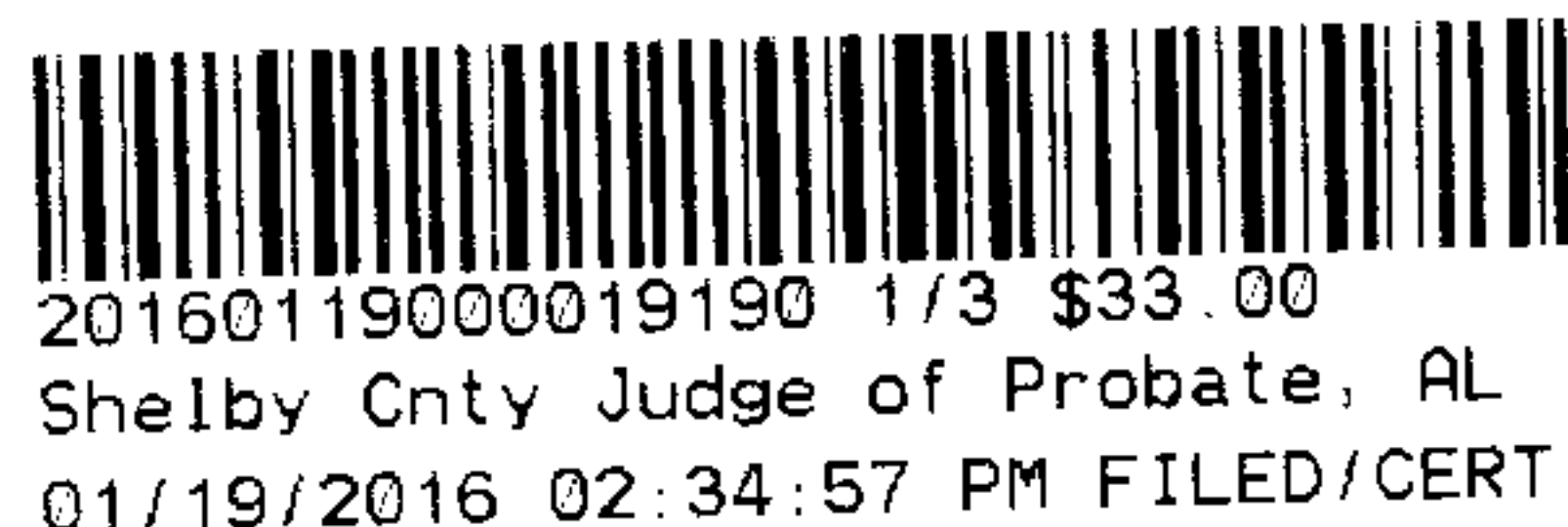


INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Leticia Perez
234 Highway 45
Sterrett, AL 35147

WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Dollar (\$1.00) and Other Good and Valuable Consideration paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Leticia Perez-Gonzalez, also known as Leticia Perez, and husband Hector Rocha-Sandoval (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Leticia Perez-Gonzalez and Hector Rocha-Sandoval (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

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

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on the 19th day of January, 2016

Leticia Perez-Gonzalez
Leticia Perez-Gonzalez

Hector Rocha-Sandoval
Hector Rocha-Sandoval

Shelby County, AL 01/19/2016
State of Alabama
Deed Tax: \$13.00

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M Leticia Perez-Gonzalez and Hector Rocha-Sandoval, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 19th day of January, 2016.

Hailey M. Sayler
Notary Public
My commission expires:



EXHIBIT "A"

20160119000019190 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
01/19/2016 02:34:57 PM FILED/CERT

State of AL County of Shelby and described as follows:
PARCEL I:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 1 EAST, AND RUN SOUTH 42 DEGREES 13'35" WEST FOR 617.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 250.00 FEET TO THE NORTH R.O.W. LINE OF SHELBY COUNTY ROAD NO. 45; THENCE TURN 75 DEGREES 08'33" RIGHT AND RUN ALONG SAID R.O.W. LINE 180.00 FEET; THENCE TURN 104 DEGREES 51'27" RIGHT AND RUN 250.00 FEET; THENCE TURN 75 DEGREES 08'33" RIGHT AND RUN 180.00 FEET TO THE P.O.B., SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II:

COMMENCING FROM THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 1 EAST; THENCE FROM THE POINT OF COMMENCEMENT SOUTH 02 DEG. 21'44" WEST A DISTANCE OF 341.56 FEET; THENCE NORTH 87 DEG. 38'16" WEST A DISTANCE OF 309.04 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING SOUTH 45 DEG. 06'33" WEST A DISTANCE OF 400 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY ROAD NO. 45; THENCE NORTH 59 DEG. 53'05" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SHELBY COUNTY ROAD NO. 45 A DISTANCE OF 472.78 FEET TO A POINT; THENCE NORTH 51 DEG. 03'33" EAST A DISTANCE OF 413.75 FEET; THENCE SOUTH 59 DEG. 52'49" EAST A DISTANCE OF 428.37 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND IS LOCATED IN THE SE 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 1 EAST, AND CONTAINS 4.0 ACRES, MORE OR LESS.

Real Estate Sales Validation Form

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

Grantor's Name Leticia Perez
Mailing Address 234 Highway 45
Sterrett, AL 35147

Grantee's Name Leticia Perez-Gonzalez
Mailing Address aka Leticia Perez
Hector Rocha - Sandoval
234 Hwy 45
Sterrett, AL 35147

Property Address Same

Date of Sale _____
Total Purchase Price \$ _____

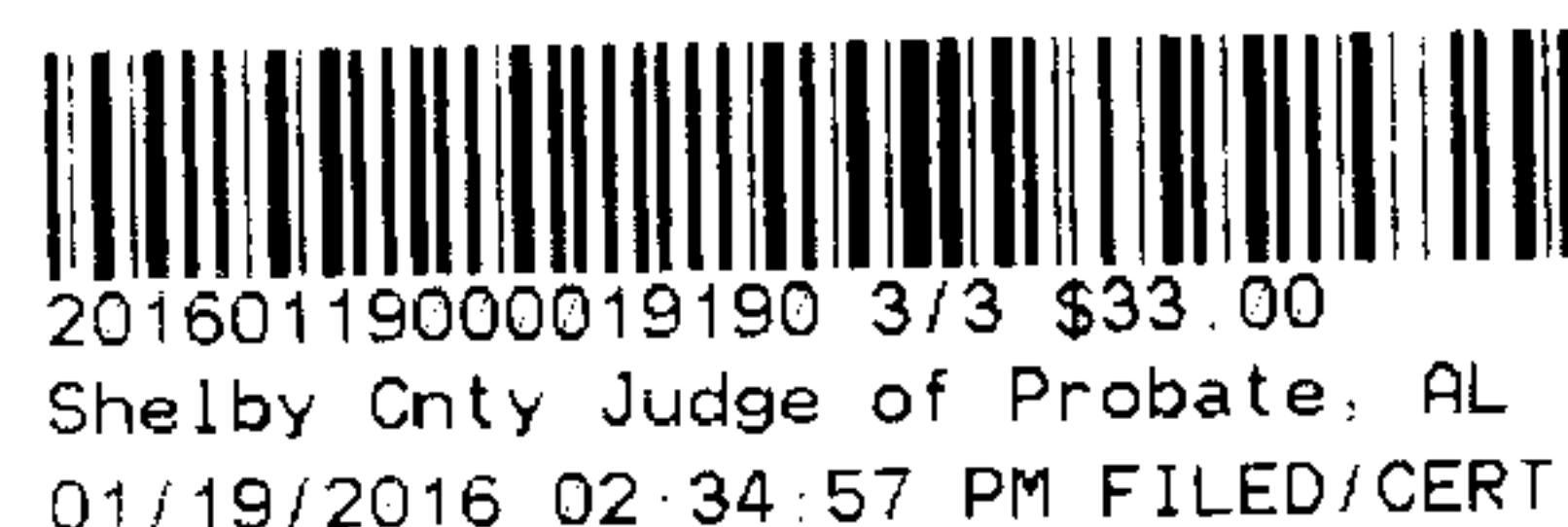
or
Actual Value \$ _____

or
Assessor's Market Value \$ 25,481 1/2 value 12,740

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 1-19-2016

Print _____

☐ Unattested

(verified by)

Sign

Leticia Perez-Gonzalez

(Grantor/Grantee/Owner/Agent) circle one