

SEND TAX NOTICES TO:  
Guillermo Sanchez-Juarez  
6408 Highway 49  
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA                    )  
  )  
COUNTY OF JEFFERSON            )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$32,000.00 to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Communication Network Corporation (herein referred to as Grantor), a corporation duly incorporated and existing under the laws of the State of Alabama, and its principal place of business in the State of Alabama, hereby grants, bargains, sells, and conveys unto Guillermo Sanchez-Juarez (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 12, Township 20 South, Range 1 West; thence run South 88 degrees 36 minutes 08 seconds East a distance of 3,317.00 feet, more or less, to the North right of way line of Highway 49; thence run South 70 degrees 37 minutes 36 seconds East along said right of way a distance of 168.26 feet to the point of beginning; thence continue along last described course a distance of 117.28 feet; thence turn an angle of 105 degrees 51 minutes 21 seconds left and run a distance of 164.18 feet; thence turn an angle of 89 degrees 58 minutes 48 seconds left and run a distance of 86.63 feet; thence turn an angle of 78 degrees 51 minutes 10 seconds left and run a distance of 134.79 feet to the point of beginning.


Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, or under subject property.

This instrument prepared by information provided by parties. Attorney has made no search or examination of the title records concerning the above-referenced property, and makes no representation, express or implied, concerning the nature, quality or status of title herein conveyed.

TO HAVE AND TO HOLD to the Grantee, his successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the Grantee, his successors and assigns that we are lawfully seized in fee simple of the premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the property described; that we will and our heirs, executors, and administrators shall

Shelby County, AL 01/29/2016  
State of Alabama  
Deed Tax: \$32.00

  
20160129000029890 1/3 \$52.00  
Shelby Cnty Judge of Probate, AL  
01/29/2016 12:03:47 PM FILED/CERT

warrant and defend the same to the Grantee his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the duly authorized officer of Grantor has signed and sealed this Deed on the date written below. The undersigned officer hereby warrants and represents that he has been duly authorized by the Board of Directors of Grantor, pursuant to a corporate resolution and in accordance with the Corporate Bylaws, to execute and deliver this Deed to the Grantee on behalf of the Corporation.

WITNESS Grantor's hand this the 29th day of January, 2016.

Communication Network Corporation

By: *Ronald J. Hughes*

Ronald J. Hughes

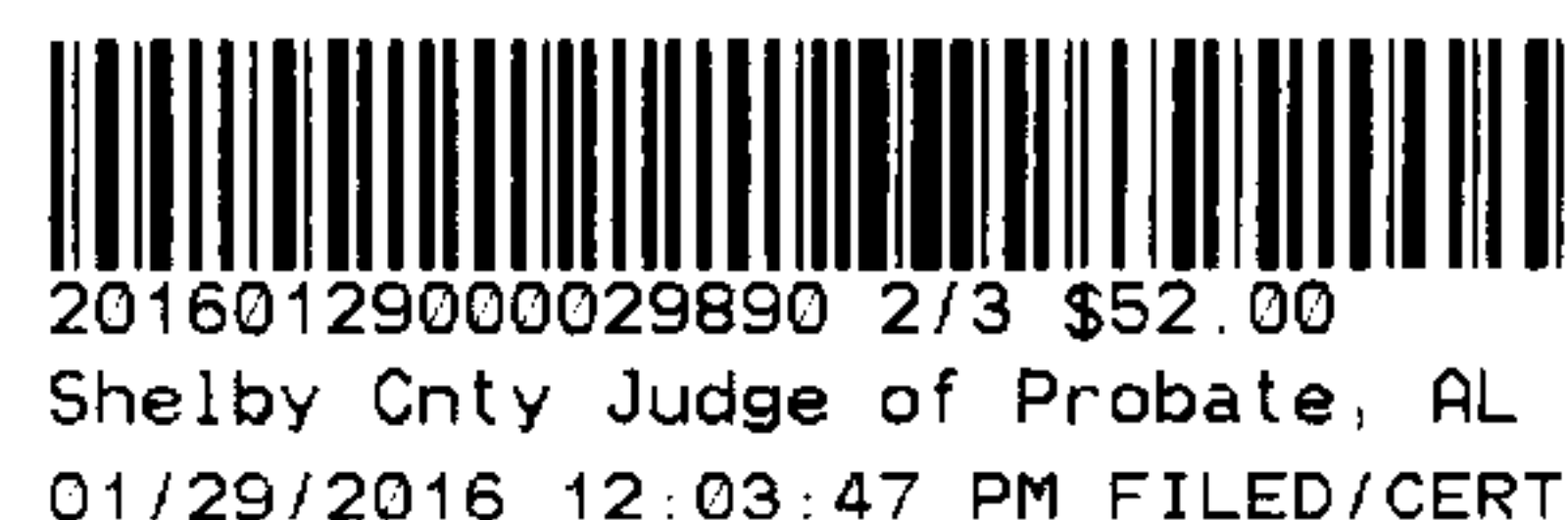
Its: Secretary

This Instrument Prepared by:

William J. Lowery  
Attorney at Law  
William J. Lowery, LLC  
1240 Main Street  
Gardendale, AL 35071  
(205) 834-9101



STATE OF ALABAMA                    )  
  )  
COUNTY OF JEFFERSON            )



ACKNOWLEDGMENT

I *Amy Marie Glenn*, a Notary Public in and for said county and state, hereby certify that Ronald J. Hughes, whose name as Secretary of the Communication Network Corporation, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 29<sup>th</sup> day of January, 2016.

*Amy Marie Glenn*  
Notary Public

My commission expires: 2/2/19



# Real Estate Sales Validation Form

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

Grantor's Name Communication Network Corporation  
Mailing Address 297 West Valley Avenue  
Birmingham, AL 35209

Grantee's Name Guillermo Sanchez-Juarez  
Mailing Address 6408 Highway 49  
Columbiana, AL 35051

Property Address 6408 Highway 49  
Columbiana, AL 35051

Date of Sale 01/29/2016

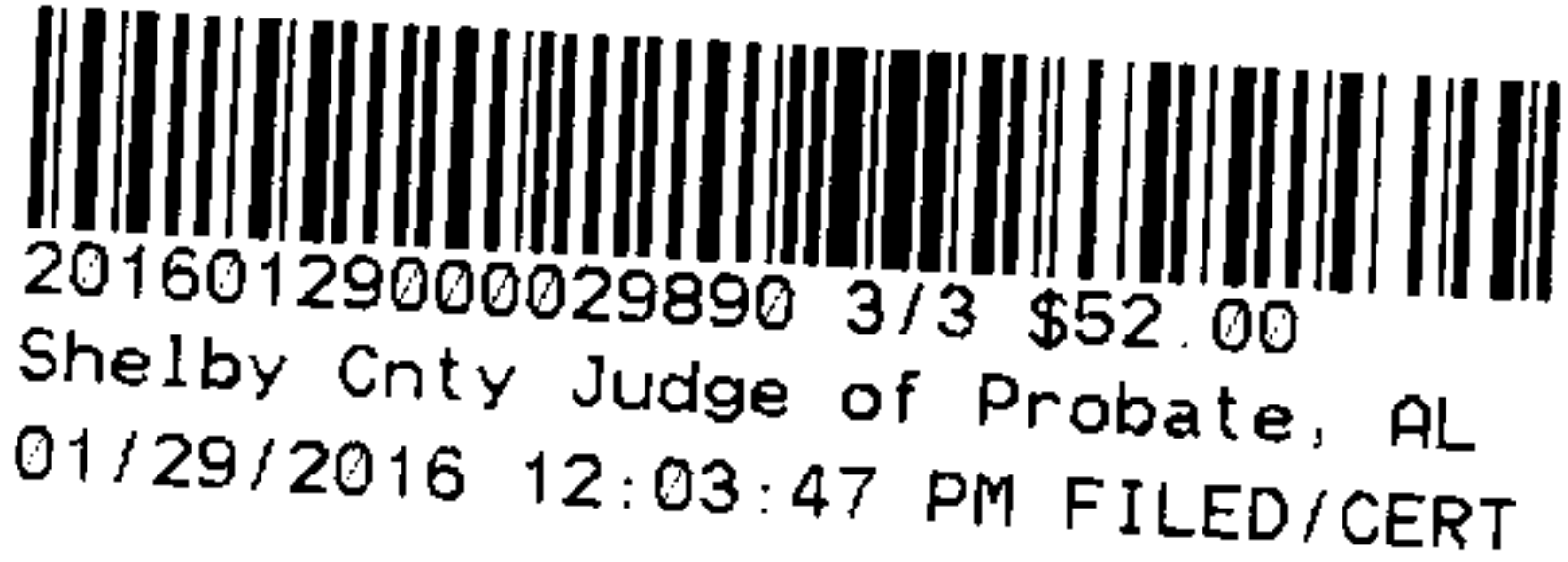
Total Purchase Price \$ 32,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



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

☐ Appraisal

☐ Sales Contract

☐ Other \_\_\_\_\_

☐ Closing Statement

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 1/29/16

Print Ronald J. Hughes

☒ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1