

This Instrument was Prepared by:

Send Tax Notice To: Miguel Chavez

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

4551 Hwy 25
Monticello AL 35115

File No.: S-16-22688

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)**, 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, **A.M. Garrett, Trustee under the Trust Declaration establishing the Eloise Garrett ResourceTrust dated July 19, 2007**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Miguel Chavez**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$96,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of February, 2016.

A.M. GARRETT, TRUSTEE UNDER THE TRUST
DECLARATION ESTABLISHING THE ELOISE
GARRETT RESOURCE TRUST DATED JULY 19,
2007

A.M. Garrett
Trustee

20160210000042700 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
02/10/2016 10:32:47 AM FILED/CERT

Shelby County, AL 02/10/2016
State of Alabama
Deed Tax: \$24.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that A.M. Garrett, Trustee under the Trust Declaration establishing the Eloise Garrett ResourceTrust dated July 19, 2007, 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 this the 9th day of February, 2016.

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016

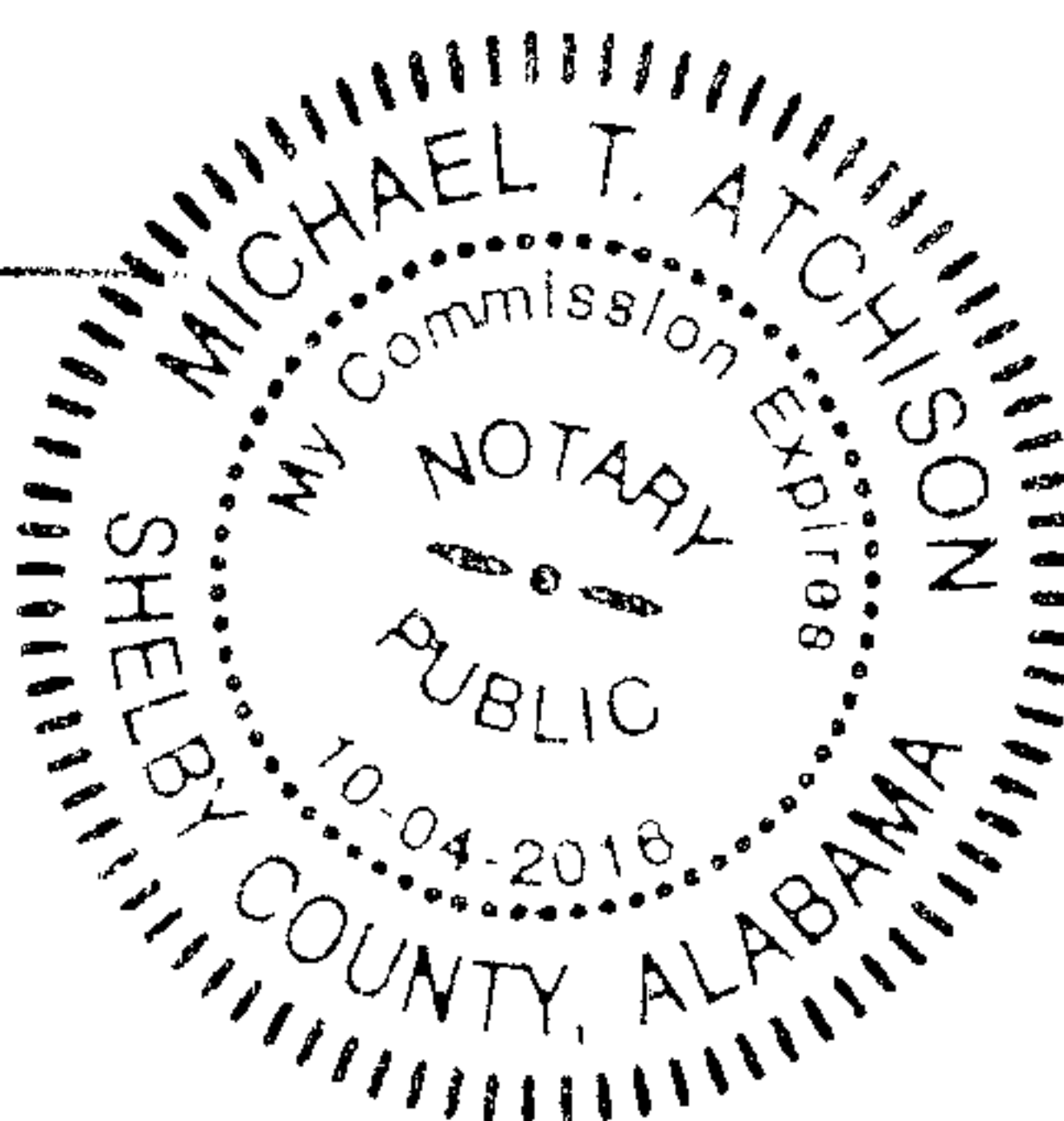


EXHIBIT "A"
LEGAL DESCRIPTION

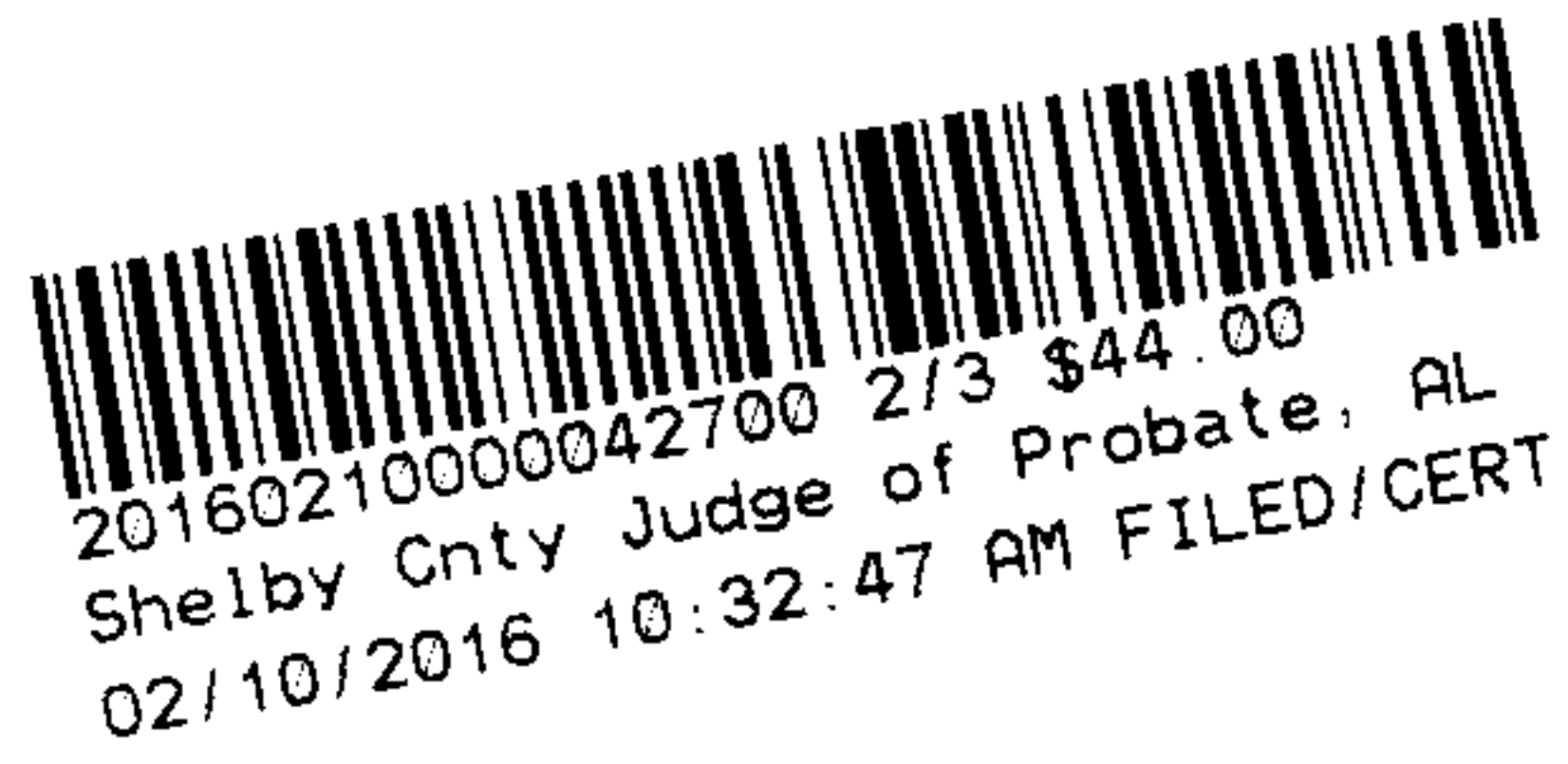
PARCEL I:

Commencing at the Southeast corner of the Carrie Daly lot and run in an Easterly direction along the Northerly right of way line of the Montevallo-Calera Highway (Alabama Highway 25) a distance of 168.87 feet to a steel corner and the point of beginning of the property being described; thence run South 84 degrees 21 minutes 57 seconds East a distance of 20.13 feet to a found steel corner; thence run North 01 degrees 56 minutes 47 seconds West a distance of 606.19 feet to a found steel corner; thence run South 84 degrees 34 minutes 36 seconds West a distance of 78.01 feet to a found steel corner; thence run North 05 degrees 46 minutes 16 seconds East a distance of 179.26 feet to a found steel corner on the Southerly margin of Shelby County Highway 215; thence run North 64 degrees 54 minutes 42 seconds West along said margin of said highway a distance of 122.34 feet to a found steel corner; thence run South 00 degrees 10 minutes 47 seconds East a distance of 472.08 feet to a found steel corner; thence run South 74 degrees 48 minutes 32 seconds East a distance of 164.21 feet to a found steel corner; thence run South 01 degrees 57 minutes 49 seconds East a distance of 307.74 feet to a found steel corner on the Northerly margin of Highway No. 25 and the point of beginning. According to the survey of S.M. Allen, ALS dated December 7, 2001.

PARCEL II:

Commencing at the Southeast corner of the Carrie Daly lot, run along the Montevallo and Calera Highway in an easterly direction 169 feet to the Southwest corner of the Wyman W. Brown Driveway; thence turn in a Northerly direction and run along said driveway 321 feet to the Southern boundary of said Wyman W. brown lot; thence run West along the Southern boundary of said Brown lot 159 feet to the East line of the Carrie Daly lot; thence run in a Southerly direction along the East line of the said Carrie Daly lot 346 feet to the point of beginning. Being a part of the East 1/2 of the NE 1/4 of Section 3, Township 24, Range 12 East.

LESS AND EXCEPT that portion conveyed to the State of Alabama as shown in Real Book 369, Page 874, in Probate Office.



Real Estate Sales Validation Form

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

Grantor's Name	A.M. Garrett, Trustee under the Trust Declaration establishing the Eloise Garrett Resource Trust dated July 19, 2007	Grantee's Name	Miguel Chavez
Mailing Address	<u>4504 Autumn Leaves Tr. 1 SE</u> <u>Decatur AL 35603</u>	Mailing Address	<u>4551 Hwy 25</u> <u>Montevallo AL 35715</u>
Property Address	<u>0 Highway 25</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>February 09, 2016</u>
		Total Purchase Price	<u>\$120,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 February 08, 2016

Print A.M. Garrett, Trustee under the Trust Declaration
establishing the Eloise Garrett Resource Trust dated
July 19, 2007


20160210000042700 3/3 \$44.00
Shelby Cnty Judge of Probate, AL
02/10/2016 10:32:47 AM FILED/CERT

 (owner) **Form RT-1**