

This instrument was prepared by:
Rodney S. Parker, Attorney-at-Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2016-02-4978
Documentary Evidence: Sales Contract

Send tax notice to:
Ventura Colin
Lisbeth Gutierrez
7074 Dickey Springs Rd
Bessemer, AL 35022

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$112,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, I, **Thomas W. Lee, a married individual**, (hereinafter referred to as “Grantor”), do by these presents grant, bargain, sell, and convey unto **Ventura Colin and Lisbeth Gutierrez**, (hereinafter referred to as “Grantees”) as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama**, to-wit:

A part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West, and the Southeast Quarter of the Southeast Quarter of Section 26, Township 20 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of said Section 25 and run East along the South line of said Section a distance of 130.60 feet to a point on the Westerly right of way line of U.S. Highway 31; thence turn an angle to the left of 75 degrees 29 minutes and run Northerly along said Westerly right of way line a distance of 26.0 feet to the point of beginning; thence continue along said Westerly right of way line a distance of 8.0 feet; thence turn an angle left 90 degrees 00 minutes and run Northwesterly a distance of 247.66 feet to a point on the Easterly right of way line of the Louisville and Nashville Railroad; thence turn an angle of 97 degrees 38 minutes 30 seconds to the left and run Southerly along said Easterly right of way line a distance of 83.17 feet to a point 12.0 feet North of the South line of Section 26, Township 20 South, Range 3 West; thence turn an angle left of 99 degrees 40 minutes 41 seconds and run Northeasterly a distance of 248.08 feet to the point of beginning; being situated in Shelby County, Alabama.

Property Address: 1227 1st Street North, Alabaster, Alabama 35007.


\$60,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject property does not constitute the homestead of the Grantor herein or his spouse, as defined by the Code of Alabama.

SUBJECT TO: Ad valorem taxes and assessments for current and all subsequent years not yet due and payable; any prior reservation, severance, or conveyance of minerals and mining rights; any riparian rights; and all easements, rights-of-way, transmission lines, building and setback lines, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantees as joint tenants with right of survivorship, their heirs, successors, 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, successors, and assigns of the Grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, this the **12th day of February, 2016**.



20160215000047240 1/1 \$66.50
Shelby Cnty Judge of Probate, AL
02/15/2016 11:49:05 AM FILED/CERT

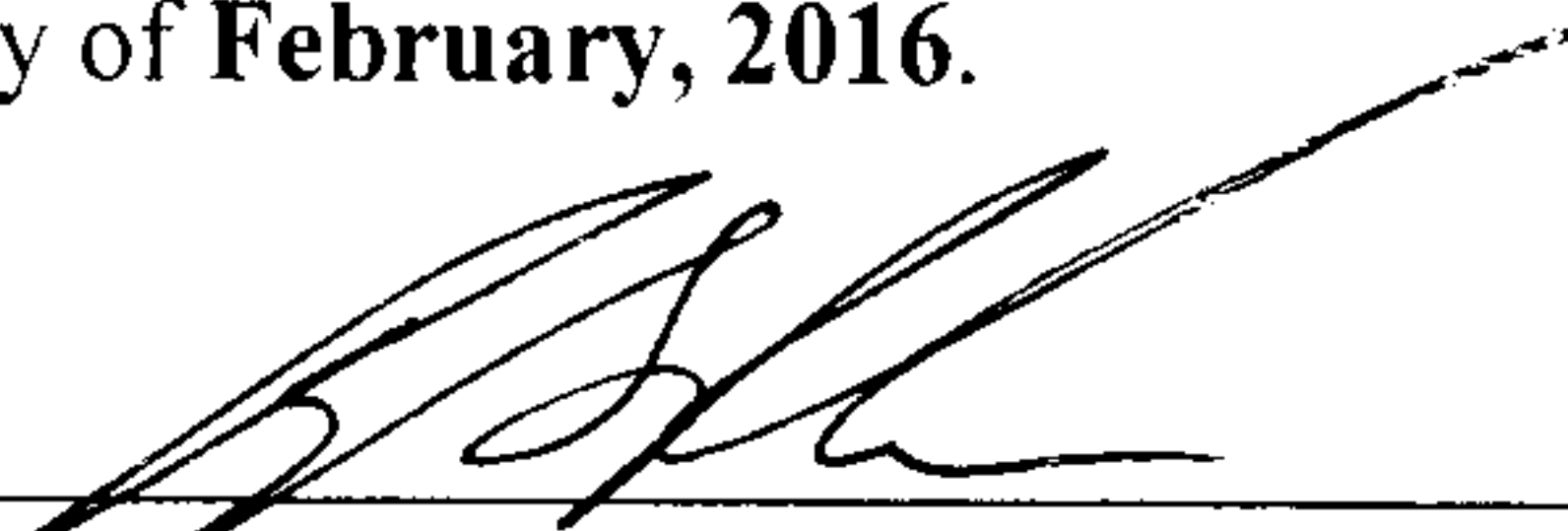
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Thomas W. Lee**, whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **12th day of February, 2016**.

Grantor’s Address:
1-A Ridge Drive
Pelham, Alabama 35124

 (Seal)
Thomas W. Lee
Shelby County, AL 02/15/2016
State of Alabama
Deed Tax: \$52.50


Notary Public: Rodney S. Parker
Commission Expires: 12/09/2019