

This instrument was prepared by:
Rodney S. Parker, Attorney-at-Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2016-04-5068
Documentary Evidence: Sales Contract

Send tax notice to:
Enedina Favela
415 Oakwood Lane
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Thirty-Five Thousand and 00/100 Dollars (\$135,000.00)**, 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, **Ruby P. Levey Scheinert, a married individual**, (hereinafter referred to as "Grantor"), do by these presents grant, bargain, sell, and convey unto **Enedina Favela** (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit A for Legal Description.

Property Address: 415 Oakwood Lane, Alabaster, Alabama 35007.

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

Ruby P. Levey Scheinert is one and the same person as Ruby P. Levey.

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.

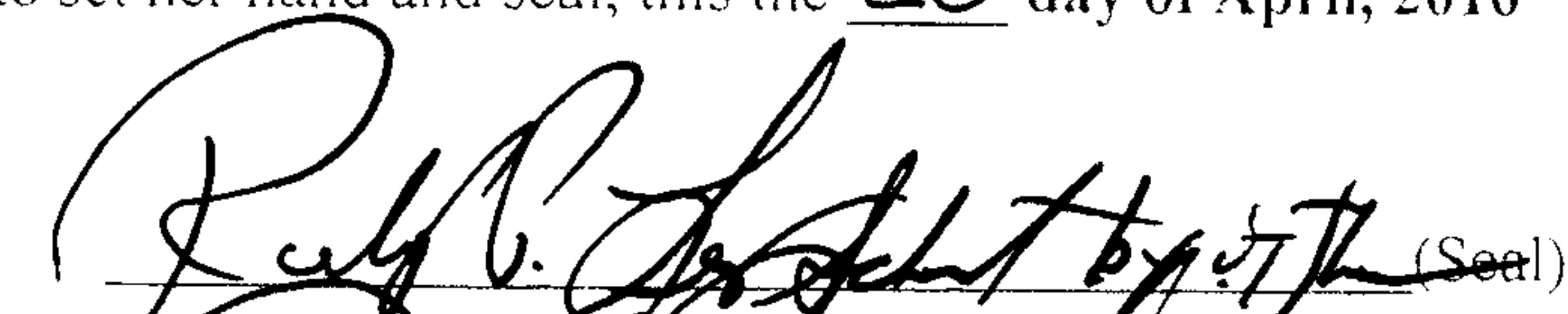
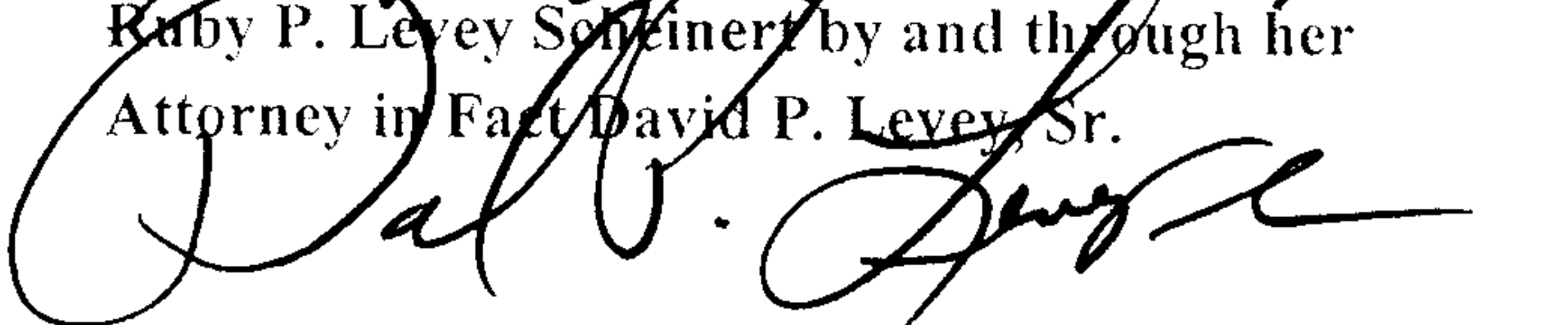
TO HAVE AND TO HOLD unto Grantee, its heirs and assigns, forever.

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, 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 good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, this the 20 day of April, 2016


20160426000136890 1/3 \$155.00
Shelby Cnty Judge of Probate, AL
04/26/2016 10:13:29 AM FILED/CERT

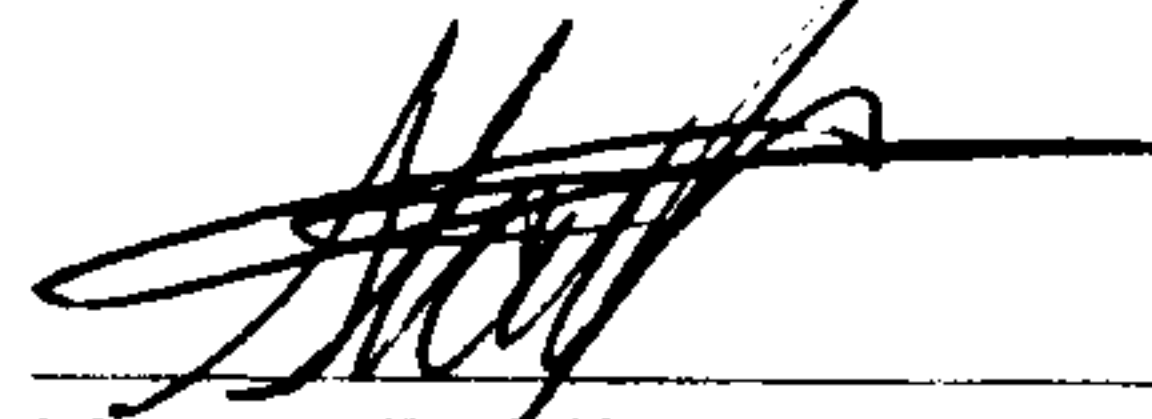
Shelby County, AL 04/26/2016
State of Alabama
Deed Tax: \$135.00

 (Seal)
Ruby P. Levey Scheinert by and through her
Attorney in Fact David P. Levey, Sr.


STATE OF Arizona
COUNTY PIMA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David P. Levey, Sr., whose name as Attorney in Ruby P. Levey Scheinert**, 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, in his capacity as such Attorney-in-fact, and with full authority, executed the same voluntarily for and as the act of Ruby P. Levey Scheinert on the day the same bears date.

Given under my hand and official seal this the 20 day of April, 2016.



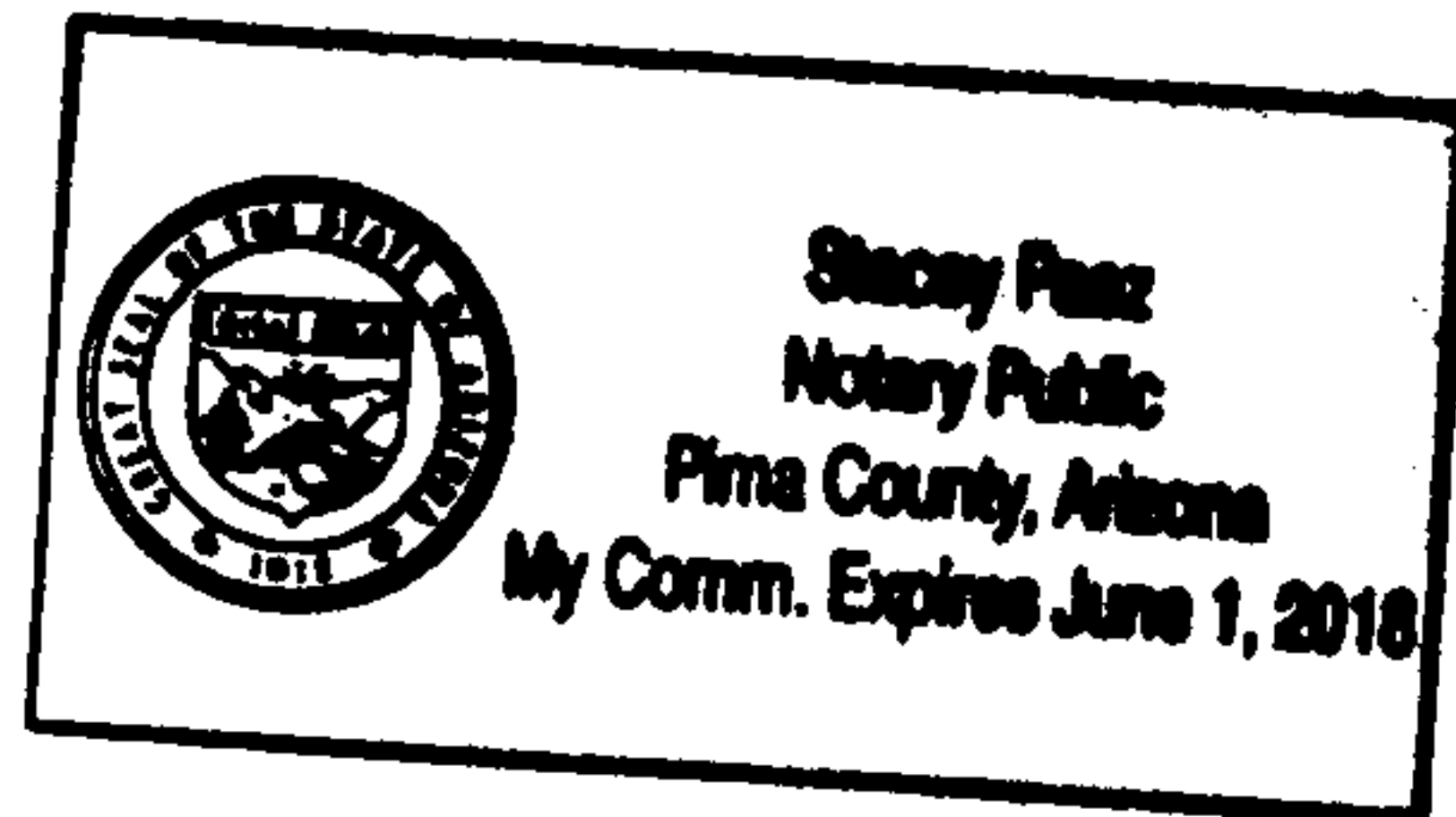
Notary Public:

Commission Expires:

June 1/2018

Grantor's Address:

11530 E Snyder Rd
Tucson, AZ 85749



20160426000136890 2/3 \$155.00
Shelby Cnty Judge of Probate, AL
04/26/2016 10:13:29 AM FILED/CERT

Exhibit A

Begin at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 21 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning; thence South 87 deg. 56 min. 35 sec. East a distance of 866.24 feet; thence North 00 deg. 45 min. 46 sec. West a distance of 813.39 feet; thence South 47 deg. 32 min. 25 sec. West a distance of 1158.73 feet to the point of beginning. Being situated in Shelby County, Alabama.

Also and including a 60 foot non-exclusive easement for ingress, egress as recorded in Instrument 20070525000244260 in the Probate Office of Shelby County, Alabama.

