

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
Cesar Madrid
20 Shady Branch Lane
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty-Seven Thousand Five Hundred and 00/100 Dollars (\$47,500.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Raul Gomez** and wife, **Maria Gomez**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Cesar Madrid** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land situated in the South ½ of the Northwest ¼ of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the Southeast ¼ of the Northwest ¼ of said Section 7; thence South 00 degrees 29 feet 36 inches East a distance of 946.40 feet; thence North 89 degrees 55 feet 32 inches East a distance of 208.85 feet; thence South 01 degrees 26 feet 51 inches East a distance of 149.32 feet to the point of beginning; thence South 01 degrees 26 feet 51 inches East a distance of 273.20 feet; thence with a curve turning to the right with a radius of 454.82 feet, a delta angle of 21 degrees 26 feet 24 inches, and subtended by a chord which bears North 87 degrees 48 feet 03 inches West, a chord distance of 169.20 feet, thence along said curve an arc distance of 170.19 feet; thence North 01 degrees 26 feet 51 inches West a distance of 262.85 feet; thence North 88 degrees 41 feet 34 inches East a distance of 168.86 feet to the point of beginning.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

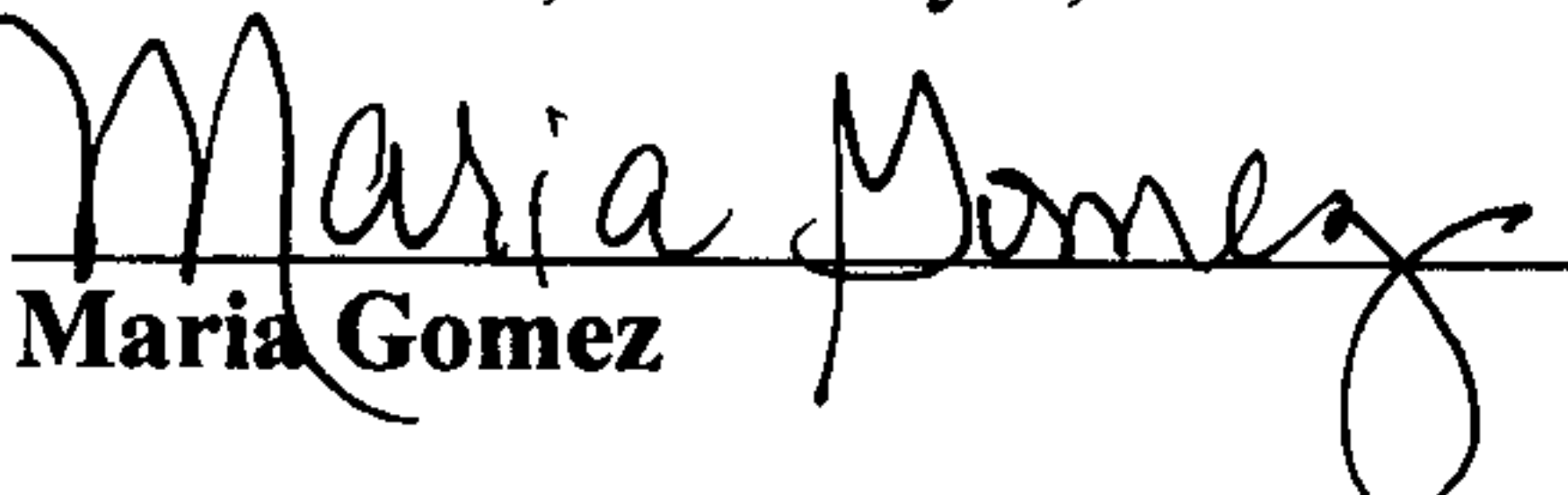
TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this May 2, 2016.



Raul Gomez



Maria Gomez


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Raul Gomez** and wife, **Maria Gomez** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 2, 2016.

My Commission Expires: 7/26/16

Grantor's Address:
2318 Hwy 36
Chelsea, AL 35043
Property Address:
2284 Highway 36
Chelsea, AL 35043


20160527000182590 1/1 \$61.50
Shelby Cnty Judge of Probate, AL
05/27/2016 12:47:52 PM FILED/CERT



Notary Public

