

Send tax notice to:
MARIO OLVERA
215 HIDDEN LANE
CALERA, AL 35040

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016294

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Three Thousand Five Hundred and 00/100 Dollars (\$123,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, FRANK R. ALLEN and SANDRA G. ALLEN, HUSBAND AND WIFE whose mailing address is: 104 E. Laurel, Prichard, AL 36550 (hereinafter referred to as "Grantors") by MARIO OLVERA whose property address is: 215 HIDDEN LANE, CALERA, AL, 35040 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Any mineral or mineral rights leased, granted or retained by current or prior owners, 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 and gravel in, on and under subject property.
3. Any part of subject property lying within road right of ways.
4. Pole line permit to Alabama Power Company as recorded in Book 226, Page 593.
5. 30 foot wide easement located East of, adjacent to and parallel with the west line of the subject property as shown in deed recorded in Book 257, Page 377, and the rights of others to the use thereof.

\$104,975.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 27th day of May, 2016.

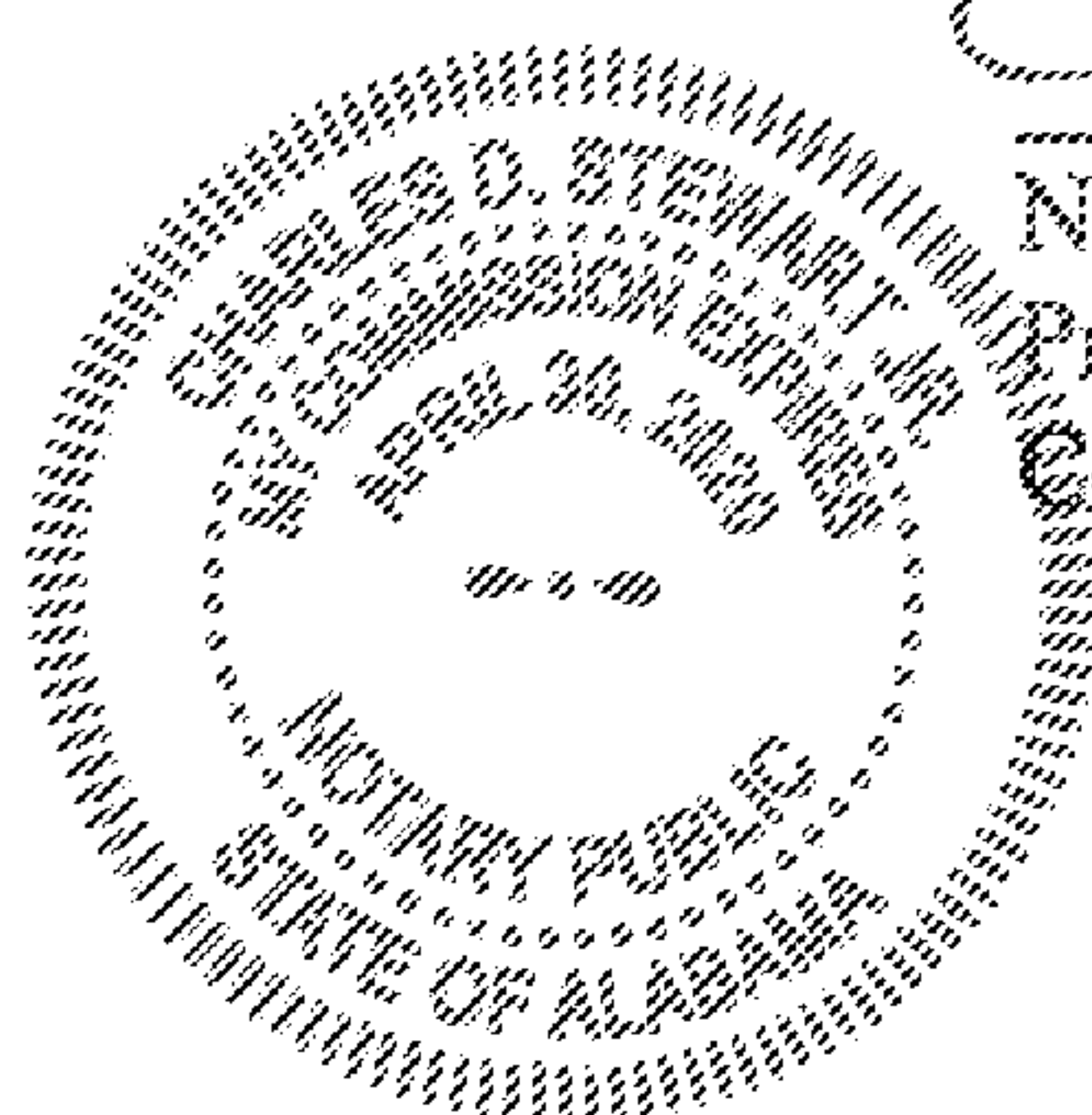

FRANK R. ALLEN


SANDRA G. ALLEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that FRANK R. ALLEN and SANDRA G. ALLEN whose name(s) is/are signed to
the foregoing instrument, and who is/are known to me, acknowledged before me on this
day, that, being informed of the contents of the said instrument, he/she/they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of May, 2016.



Notary Public

Print Name

Commission Expires:

4-30-20

EXHIBIT "A"

Commence at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 10, Township 22 South, Range 2 West, Shelby County, Alabama and run in a northerly direction along the East line of said quarter-quarter (as found) a distance of 701.60 feet to a 1" open top iron found by a fence corner; thence turn an angle of 92 degrees 14 minutes 54 seconds to the left and run in a westerly direction a distance of 558.99 feet to the point of beginning; thence continue along the last described course a distance of 423.11 feet to a point on the Easterly right of way line of Interstate Highway No 65; thence turn an angle of 106 degrees 12 minutes 7 seconds to the left and run in a Southeasterly direction along said right of way line a distance of 210.0 feet to a point; thence turn an angle of 73 degrees 47 minutes 53 seconds to the left and run in a Easterly direction a distance of 319.11 feet to a point; thence turn an angle of 106 degrees 12 minutes 07 seconds to the left and run in a Northwesternly direction a distance of 106.0 feet to a point; thence turn an angle of 106 degrees 12 minutes 07 seconds to the right and run in an Easterly direction a distance of 104.0 feet to a point; thence turn an angle of 106 degrees 12 minutes 07 seconds to the left and run in a Northwesternly direction, a distance of 104.0 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2016 01:09:34 PM
\$39.00 CHERRY
20160601000187780

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the printed name of the County Clerk.