

Send tax notice to:

ANA KARIN GUTIERREZ-MOLINA
194 LUCAS LANE
MAYLENE, AL 35114

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

2015030

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BARBARA S. JONES, A SINGLE INDIVIDUAL whose mailing address is: 2924 Hackberry Lane Vestavia, AL 35226 (hereinafter referred to as "Grantors") by ANA KARIN GUTIERREZ-MOLINA whose mailing address is: 194 LUCAS LANE, MAYLENE, AL, 35114 (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:

Commence at the northeast corner of the Northwest ¼ of the Southwest ½ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama; thence run South 89 degrees 58 minutes 19 seconds East for a distance of 130.13 feet; thence run South 1 degree 02 minutes 09 seconds West for a distance of 153.52 feet; thence run South 3 degrees 52 minutes 25 seconds East for a distance of 48.61 feet; thence run South 1 degree 45 minutes 29 seconds East for a distance of 275.2 feet to a point; thence South 89 degrees 56, minutes 56 seconds West for a distance of 259.87 feet to the point of beginning of the property herein described; thence continue along last mentioned course of South 89 degrees 56 minutes 56 seconds West for a distance of 155.64 feet to a point; thence South 0 degrees 03 minutes 59 seconds East for a distance of 217.97 feet to a point; thence North 89 degrees 57 minutes 00 seconds East for a distance if 157.38 feet to a point; thence North 0 degrees 31 minutes 28 seconds West for a distance of 217.98 feet, more or less to the point of beginning.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT(S) RECORDED IN DEED BOOK 218, PAGE 374 AND INSTRUMENT #20060201000052490.
4. ENCROACHMENT(S) OF GRAVEL DRIVE AND/OR FENCE ONTO AND/OR OFF OF SUBJECT LAND AS SHOWN ON MAP BOOK 33, PAGE 150.
5. RIGHTS OF OTHERS TO USE OF NONEXCLUSIVE ACCESS EASEMENT.

\$ 135,000.00 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

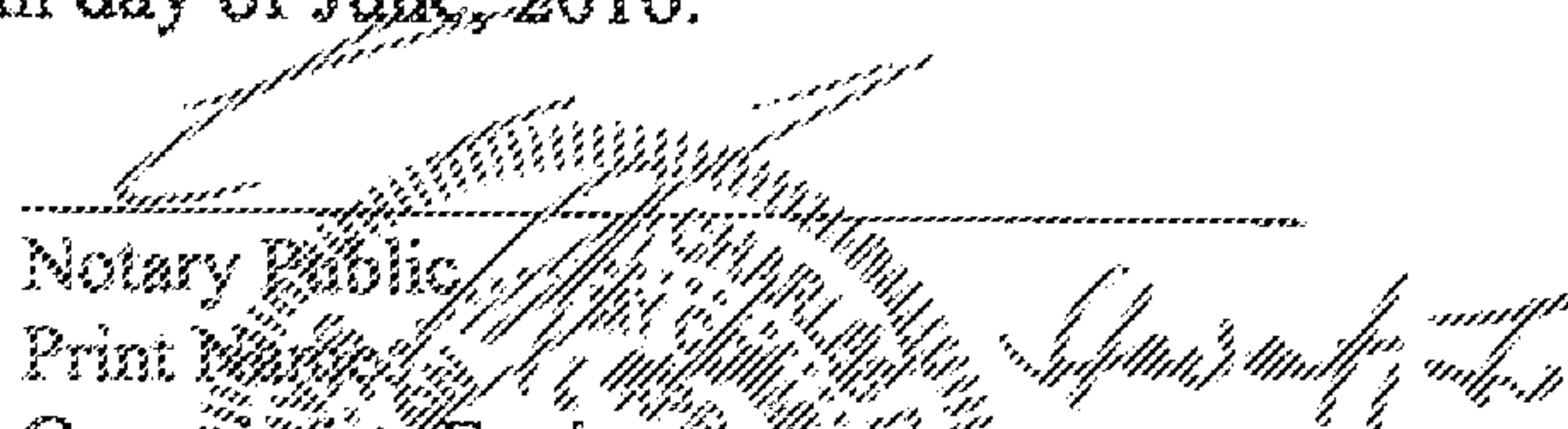
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 9th day of June, 2016.

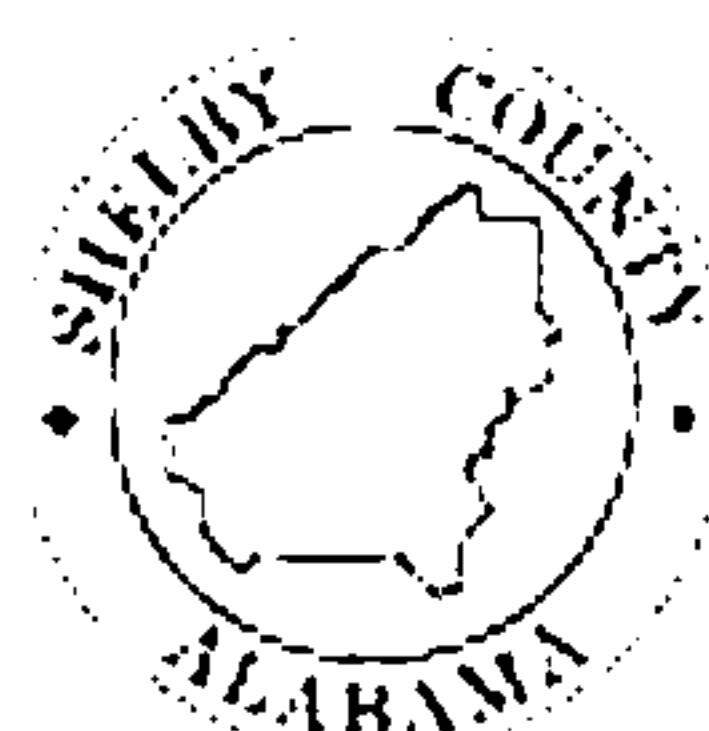
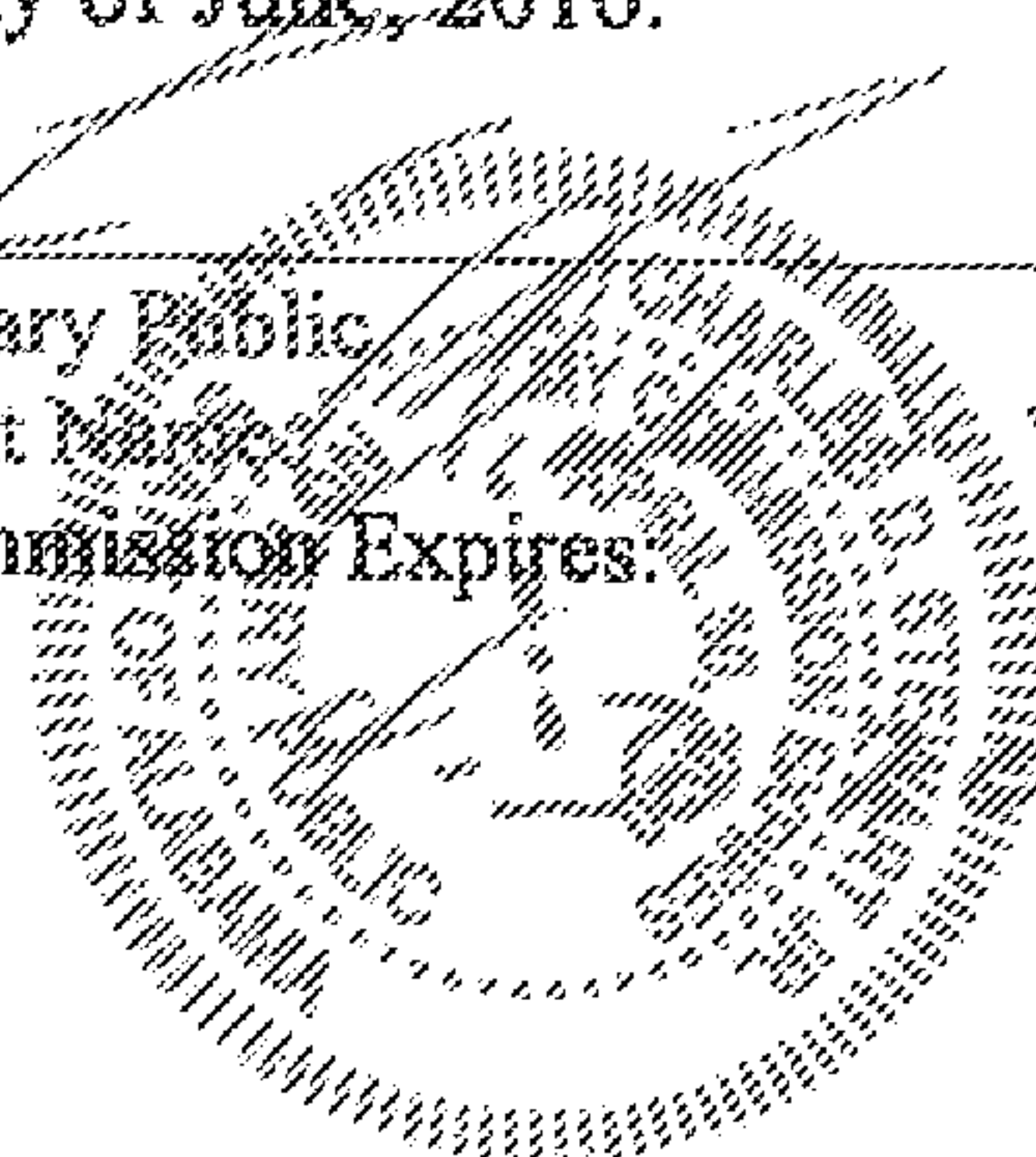

BARBARA S. JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BARBARA S. JONES, whose name is signed to the foregoing instrument, and who is 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 9th day of June, 2016.


Notary Public
Print Name
Commission Expires



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/17/2016 12:51:40 PM
\$32.00 CHERRY
20160617000209640

