

Send Tax Notices to:
Silvia Gutierrez Garcia
12175 Country Rd 73
Madera, CA 93655

WARRANTY DEED

STATE OF ALABAMA))
JEFFERSON COUNTY)) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand and No/100 Dollars (\$15,000.00), to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **John McLeod and Xiomara Blasco, Husband and Wife** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Silvia Gutierrez Garcia**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

That certain tract or parcel of land, located in the northwest quarter of the northeast quarter of Section 9, township 24 north, range 12 east and more particularly described as follows: Begin at the northeast corner of said NW 1/4 OF NE 1/4 and run South 89 degrees and 30 minutes west 317 feet; thence South 0 degrees and 30 minutes west 270 feet, to the point of beginning; thence run south 78 degrees and 0 minutes west, 247 feet, thence run south 5 degrees and 30 minutes west, 839 feet; thence run North 82 degrees east, 478 feet; thence run north 10 degrees east, 382 feet; thence, run north 1 degree and 31 minutes east of 447.5 feet; thence run south 80 degrees and 30 minutes west, 234 feet; thence run north 0 degrees and 30 minutes east 35 feet to the point of beginning.

Less and except : (Deed Book 321, page 722, 4.1)

A portion of the NW 1/4 of the NE 1/4 of Section 9, Township 24 North Range 12 East described as follows: Begin at the SE corner of Section 9, township 24 North, Range 12 East and run northerly along the east side of the said Section 9 for 5351.27 feet to the NE corner of the said Section 9, then turn an angle of 88 degrees 51 minutes 59 seconds to the left and run westerly for 1676.05 feet, then turn on angle of 83 degrees 34 minutes 28 seconds to the left and run southerly for 310.90 feet to the point of beginning. Then turn an angle of 75 degrees 54'32" to the right and run westerly for 247.00', then turn an angle of 72 degrees 30' to the left and run southerly for 498.33 feet to the point of beginning. Then continue along the last described course and along a fence line for 249.51 feet, then turn an angle of 102 deg 50 minutes 44 seconds to the left and run easterly for 305.26, then turn an angle of 102 deg. 50 minutes 15 seconds to the left and run northerly for 321.18 feet, then turn an angle of 175 degrees 14 minutes 01 seconds to the left and run southerly for 118.33 feet then turn an angle of 85 degrees 45 minutes 29 seconds to the right and run Westerly for 271.67 feet back to the point of beginning.

Also less end except (1994-36622)

A portion of the NW 1/4 of the NE 1/4 of Section 9, Township 24 North Range 12 East described as follows: Begin at the SE corner of Section 9, township 24 North, Range 12 East and run northerly along the east side of the said Section 9 for 5351.27 feet to the NE corner of the said Section 9, then turn an angle of 88 degrees 51 minutes 59 seconds to the left and run westerly for 1676.05 feet, then turn an angle of 83 degrees 34 minutes 28 seconds to the left and run southerly for 310.90 feet to the point of beginning. Then turn an angle of 75 degrees 54'32" to the right and run westerly for 247.00', then turn an angle of 72 degrees 30' to the left and run southerly for 498.33 feet, Then turn an angle of 94 degrees 14 minutes 31 seconds to the left and run Easterly for 271.67 feet. then turn an angle of 85 degrees 45 minutes 29 seconds to the left and run Northerly for 118.53 feet. thence turn an angle 85 degrees 45 minutes 29 seconds to the right and run Easterly for 193.14 feet to a point on the West ROW of Shelby County Road No. 73, then turn on angle of 90 degrees 02 minutes 17 seconds to the left and run Northerly along the said ROW of 437.97 feet, then turn an angle of 100 degrees 43 minutes 12 seconds to the left and run Westerly for 200.63 feet then turn on angle of 101 degrees 35 minutes 28 seconds to the right and run Northerly for 35.07 feet to the point of beginning.

Also Less and except: (Deed Book 301, page 806 and rerecorded in Book 313, page 290)

Commencing at the Northeast corner of the NW 1/4 of the NE 1/4, Section 9, Township 24 South, Range 12 East, thence north 85 degrees 43 minutes west distance of 354.00 feet to a point; thence south 3 degrees 17 minutes east a distance of 314.00 feet to a point; thence northeasterly a distance of 224.70 feet to a point on the west R.O.W. line of Shelby County Road No. 73; thence southeasterly along said R.O.W. line a distance of 718.50 feet to a point, the point of beginning; thence continue along said R.O.W. line a distance of 91.00 feet to a point; thence south 82 degrees 21 minutes west a distance of 478.00 feet to a point, thence north 5 degrees 51 minutes East a distance of 91.00 feet to a point; thence easterly a distance of 473.45 feet to the point of beginning. Said land being situated in the NW 1/4 of NW 1/4 Section 9, Township 24 South, Range 12 East, Shelby County, Alabama.

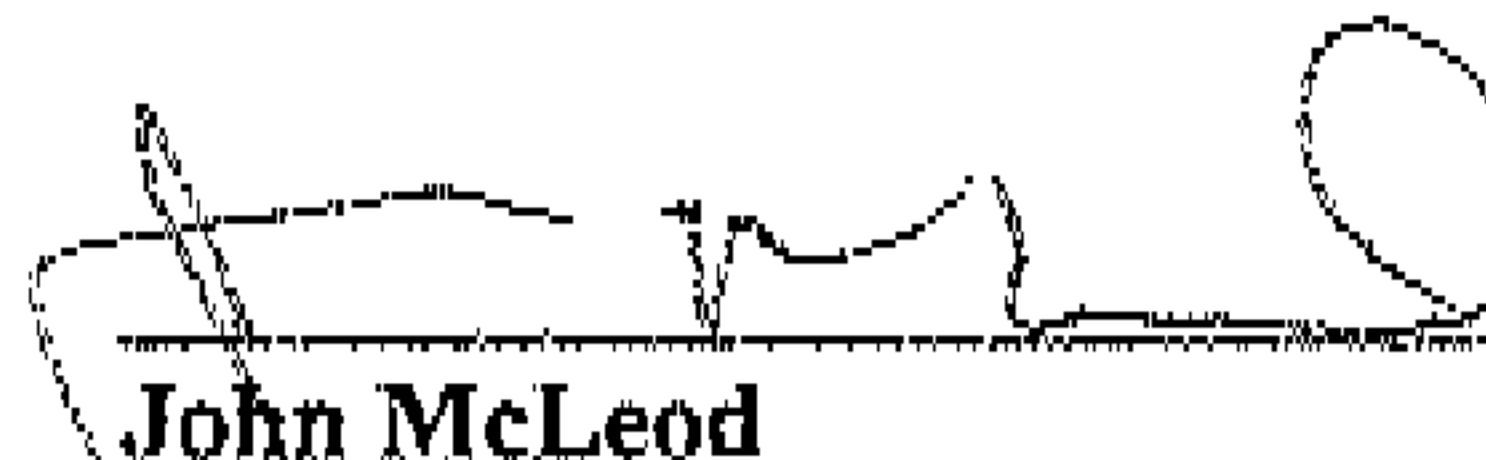
SUBJECT TO:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her their, it's heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) have hereunto set my (our) hand(s) and seal(s) this 8th day of July, 2016.

 (SEAL)
John McLeod

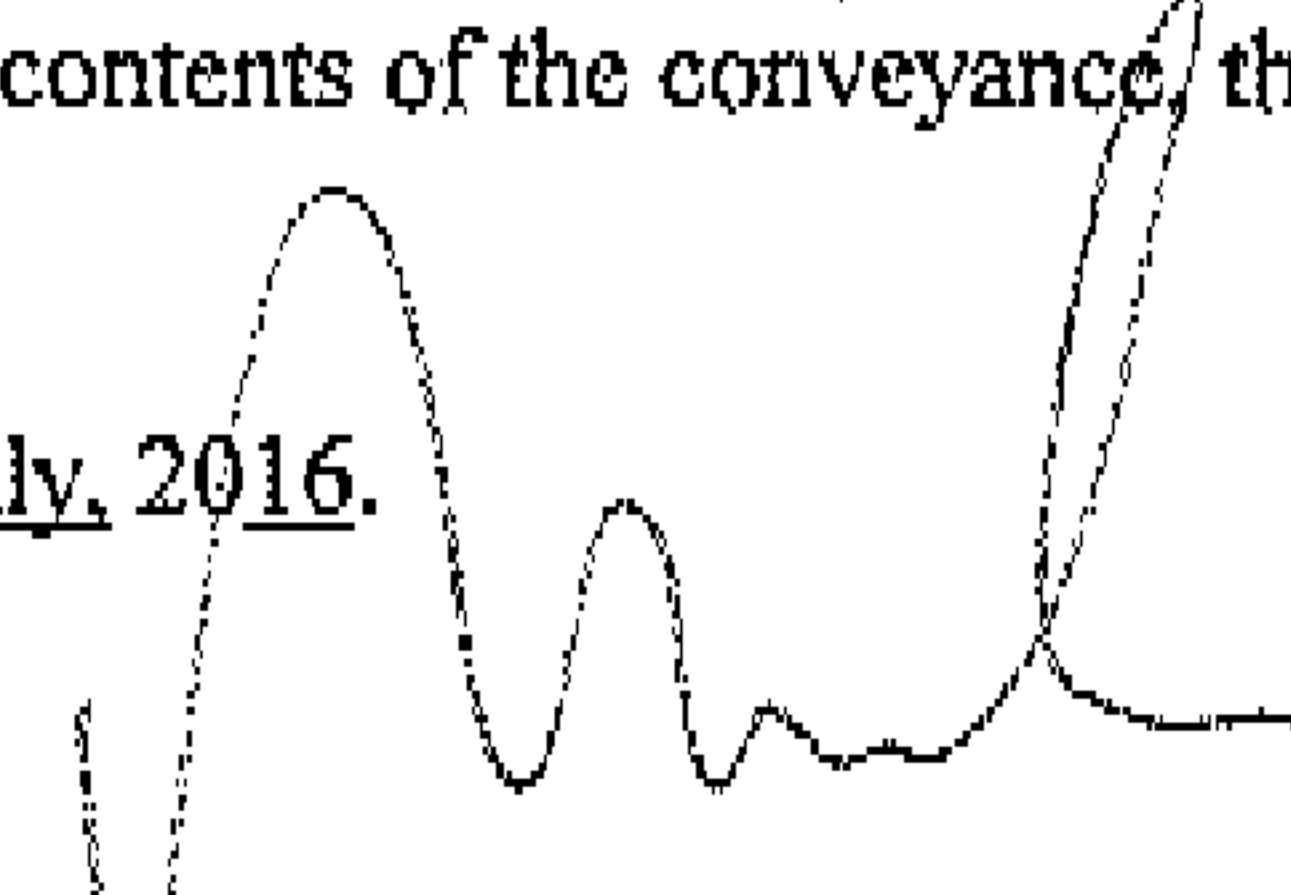
 (SEAL)
Xiomara Blasco

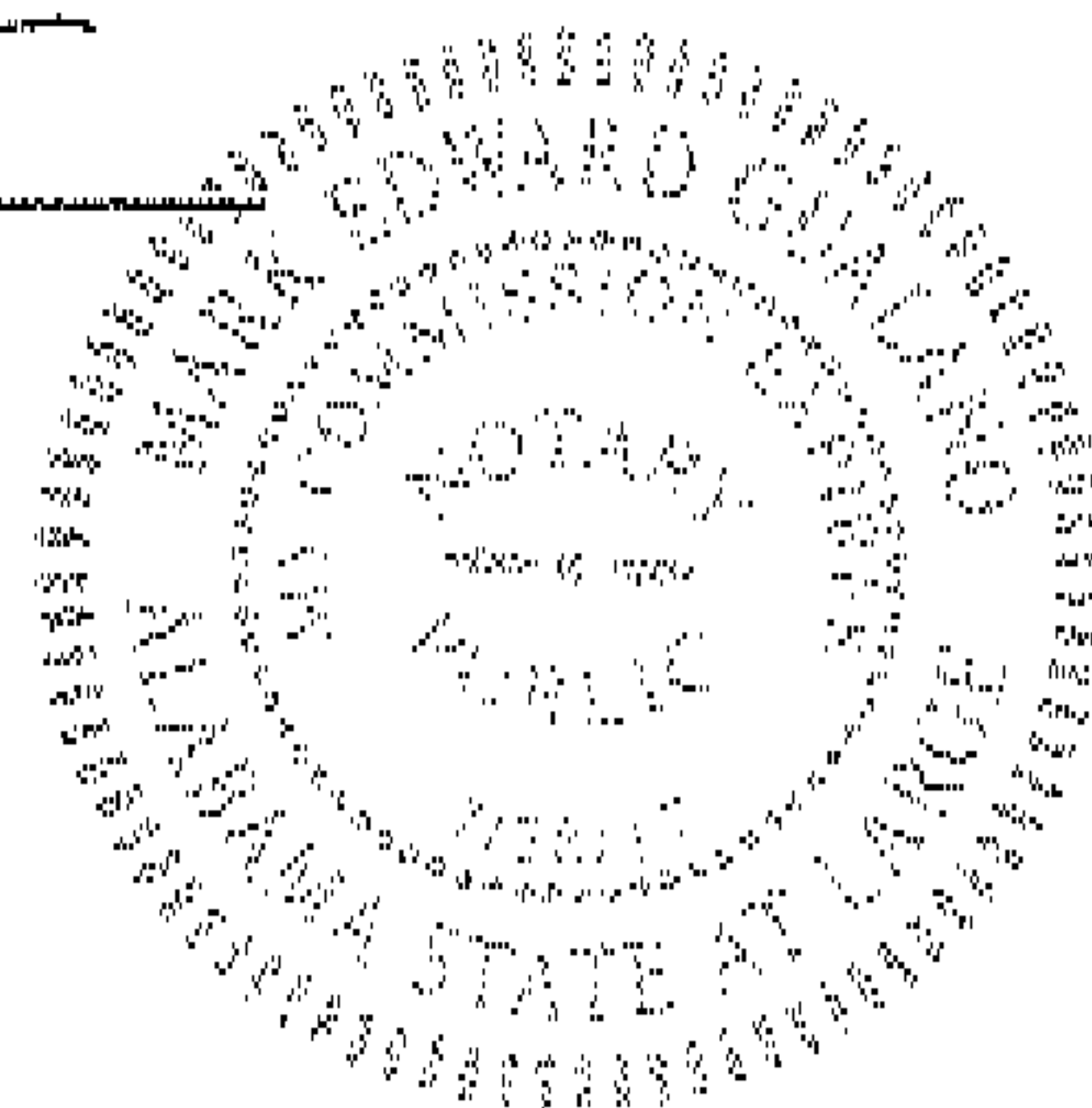
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John McLeod and Xiomara Blasco, Husband and Wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, 2016.


Notary Public
Mark E. Gualano
My commission expires: 7/28/2017



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>John McLeod</u>	Grantee's Name	<u>Silvia Gutierrez Garcia</u>
Mailing Address	<u>Xiomar Blasco</u>	Mailing Address	<u>12175 County Rd 73</u>
	<u>3838 6th Avenue S</u>		<u>Montevallo AL 35115</u>
	<u>Birmingham AL 35202</u>		
Property Address	<u>13863 Highway 73</u>	Date of Sale	<u>July 8, 2016</u>
	<u>Wilton, AL 35187</u>	Total Purchase Price	<u>\$ 15,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

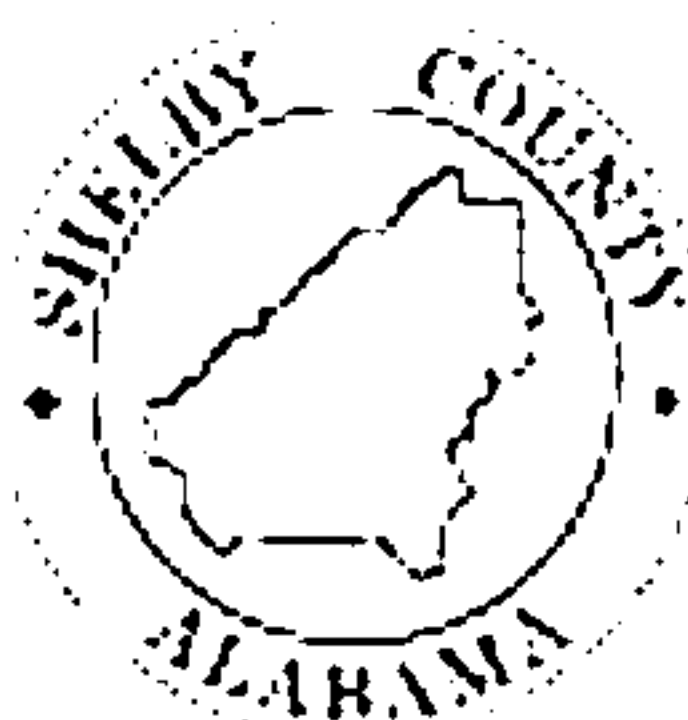
Date 7/8/16Print Silvia Gutierrez Garcia

Unattested

(verified by)

Sign Silvia Gutierrez Garcia
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/11/2016 08:04:33 AM
\$36.00 CHERRY
20160711000238570