

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Fernando Arceo
912 Willow Bend Road
Pelham, AL 35124

20160719000251150

**STATE OF ALABAMA
COUNTY OF SHELBY**

**07/19/2016 09:40:33 AM
DEEDS 1/3**

Know All Men by These Presents: That in consideration of **One Hundred Forty Thousand and no/100 Dollars (\$140,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **RONALD PERRY GENRY**, a **married man** (herein referred to as Grantor) grant, bargain, sell and convey unto **FERNANDO ARCEO** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantor.

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

\$135,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I 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, I have hereunto set my hand and seal this 19th day of February, 2016.


RONALD PERRY GENRY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **RONALD PERRY GENRY**, whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February, 2016



Notary Public
My Commission Expires: 02/22/2017

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017

EXHIBIT "A"

Parcel II

20160719000251150 07/19/2016 09:40:33 AM DEEDS 2/3

Tract I

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, and run West along the North line of said 1/4 1/4 Section for 353.49 feet to the point of beginning; thence continue in a Westerly direction along the North line of said 1/4 1/4 Section for 350 feet to a point on the East boundary line of the Evelyn S. Hyche property as described in Deed Book 345 page 569; thence turn and angle to the left and run parallel with the East line of said 1/4 1/4 Section and along said Evelyn S. Hyche property a distance of 205 feet; thence turn an angle to the left and run parallel with the North line of said 1/4 1/4 Section a distance of 210 feet; thence turn an angle to the right and run in a Southerly direction parallel with the East line of said 1/4 1/4 Section a distance of 5 feet; thence turn an angle to the left and run parallel with the North line of said 1/4 1/4 Section a distance of 140 feet; thence turn an angle to the left and run in a Northerly direction parallel with the East line of said 1/4 1/4 Section a distance of 210 feet to the point of beginning; being situated in Shelby County, Alabama.

Tract II

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the NE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, and run West along the North line of said 1/4 1/4 Section for 703.49 feet; thence turn an angle to the left and run parallel with the East line of said 1/4 1/4 Section a distance of 315 feet; thence turn an angle to the left and run in an Easterly direction parallel with the North line of said 1/4 1/4 Section a distance of 210 feet to the point of beginning of the parcel of land herein conveyed; thence turn an angle to the left and run parallel with the East line of said 1/4 1/4 Section a distance of 105 feet; thence turn an angle to the right and run parallel with the North line of said 1/4 1/4 Section in an Easterly direction a distance of 140 feet; thence turn an angle to the right and run parallel in a Southerly direction with the East line of said 1/4 1/4 Section a distance of 105 feet; thence turn an angle to the right and run in a Westerly direction parallel with the North line of said 1/4 1/4 Section a distance of 140 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

PARCEL NUMBER: 14-1-01-0-000-001.009 (Parcel II)

Real Estate Sales Validation Form

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

Grantor's Name Ronald Perry Genry
Mailing Address 90 Lake Cr
Wilsonville, AL 35186

Grantee's Name Fernando Arceo
Mailing Address 912 Willow Bend Rd
Pelham, AL 35124

Property Address 92-163 Mossy Oak Dr
Chelsea, AL 35043

Date of Sale 02/19/2016
Total Purchase Price \$ 140,000.00

Or
Actual Value \$ _____
Or
Assessor's Market Value \$ _____

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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 _____

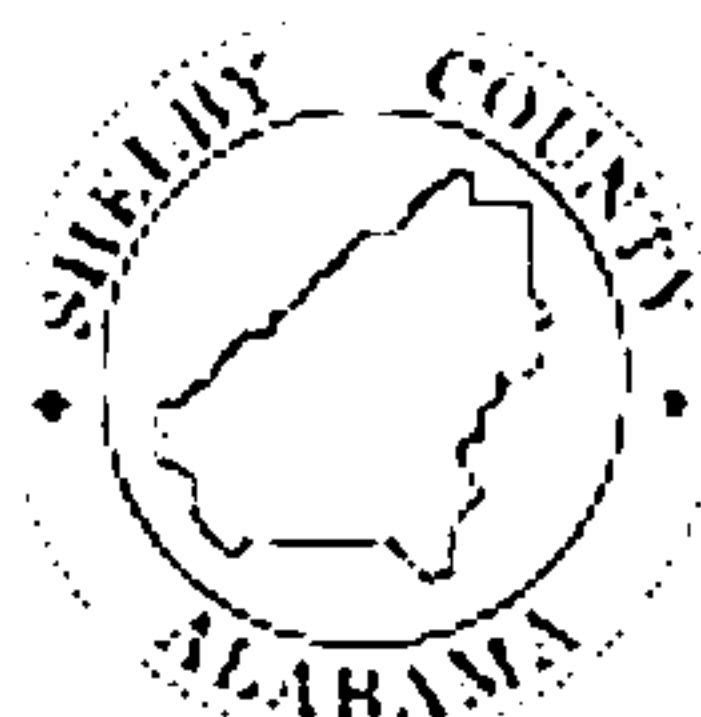
Print B. CHRISTOPHER BATTLES

☐ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

20160719000251150 07/19/2016 09:40:33 AM DEEDS 3/3

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/19/2016 09:40:33 AM
\$26.00 CHERRY
20160719000251150

[Signature]