

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
JESUS GALEANA

51139 HIGHWAY 25
STERRETT, AL 35147

WARRANTY DEED

State Of Alabama
Shelby County

20160722000257800
07/22/2016 02:32:52 PM
DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty-Five Thousand and 00/100 Dollars (\$155,000.00)* to the undersigned Grantors, HENRIETTA GUY FARMER TERRY, MARRIED WOMAN, ROY GUY, A MARRIED MAN, SHELIA G. GRAY, A MARRIED WOMAN, JASON T FARMER, MARK WELDON A MARRIED MAN, AND MICHAEL WELDON A MARRIED MAN , (hereinafter referred to as Grantors, whose mailing address is 51139 HIGHWAY 25, STERRETT, AL 35147), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto JESUS GALEANA, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Property address: 51139 HIGHWAY 25, STERRETT, AL 35147
SAID PROPERTY IS NOT THE HOMSTEAD OF THE GRANTOR NOR THAT OF THEIR SPOUSES

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

\$155,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his/her heirs and assigns forever.

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

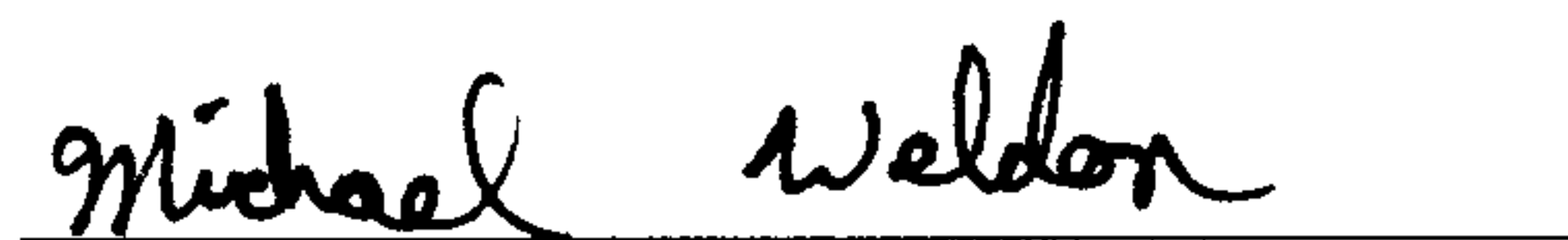
IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 21st day of July, 2016.


HENRIETTA GUY FARMER
TERRY


ROY GUY


SHEILA G. GRAY


MARK WELDON

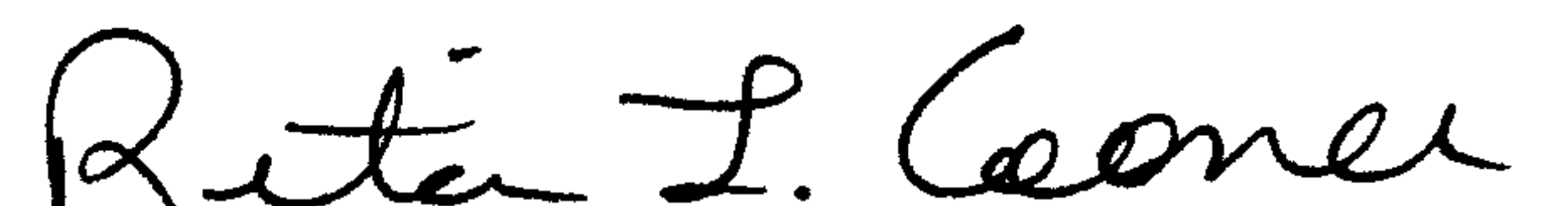

MICHAEL WELDON


JASON T FARMER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that HENRIETTA GUY FARMER TERRY, ROY GUY, SHELIA G. GRAY, JASON T FARMER, MARK WELDON AND MICHAEL WELDON, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of July, 2016.


NOTARY PUBLIC

My Commission Expires: 7/27/18

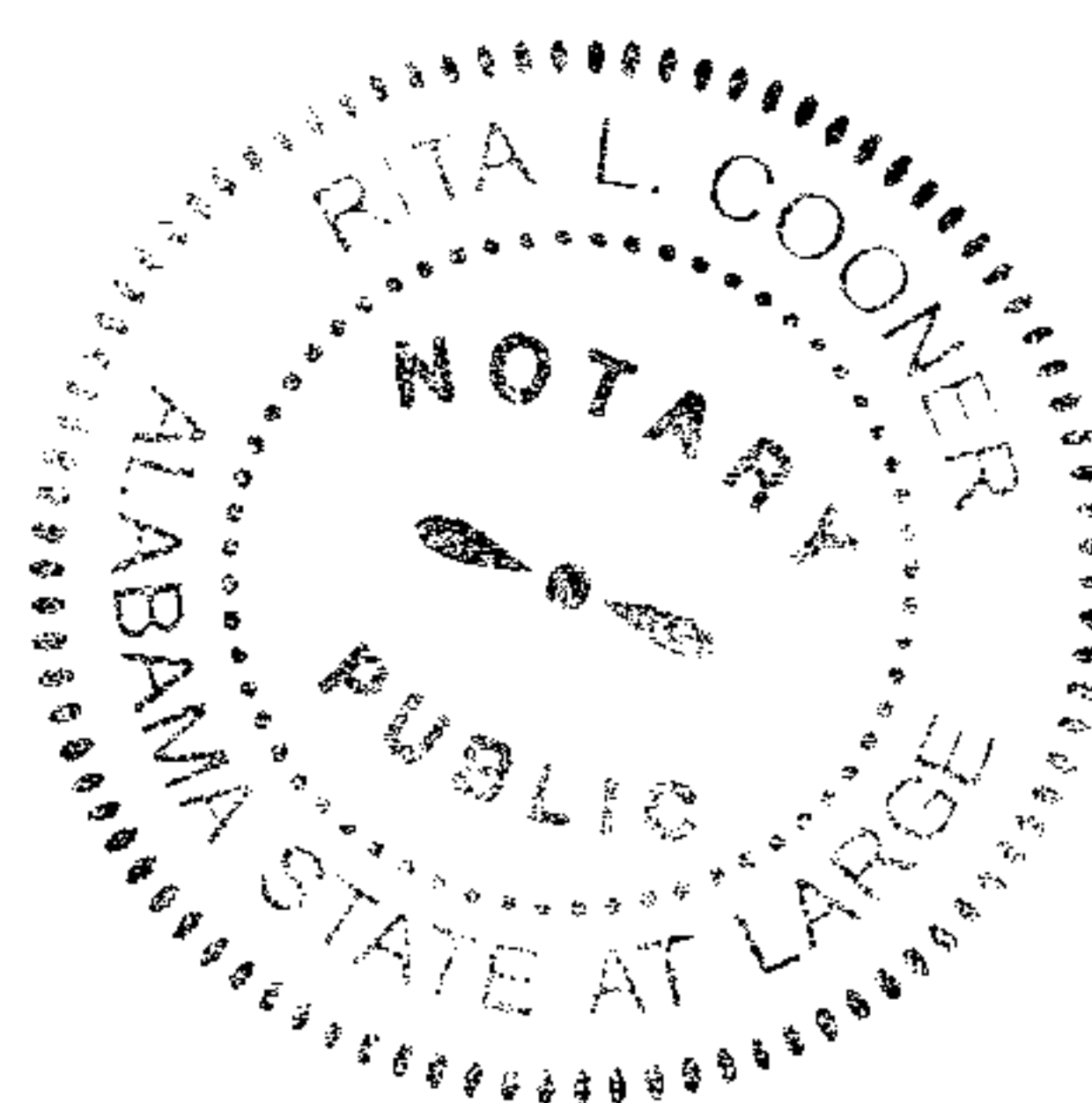


EXHIBIT 'A'

PARCEL 1

The N $\frac{1}{2}$ of Northwest $\frac{1}{4}$ lying West of Highway 25 and Forest Road, situated in Section 24, Township 18, Range 1 East, in Shelby County, Alabama.

Less and except:

Starting at the Northeast corner of the Northwest $\frac{1}{4}$ of Section 24, Township 18, Range 1 East, Shelby County, Alabama; running south along quarter line 107 feet to point of beginning; thence along quarter line 123 feet; thence west 100 feet; thence north 110 feet; thence east 86 feet to point of beginning.

PARCEL 2

Starting at the Northeast corner of the Northwest $\frac{1}{4}$ of Section 24, Township 18, Range 1 East, Shelby County, Alabama, running south along quarter line 107 feet to point of beginning; thence along quarter line 123 feet; thence west 100 feet; thence north 110 feet; thence east 86 feet to point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name: HENRIETTA GUY FARMER TERRY and ROY GUY Grantee's Name: JESUS GALEANA
Mailing Address: 51139 HIGHWAY 25 Mailing Address: 51139 HIGHWAY 25
STERRETT, AL 35147 STERRETT, AL 35147

Property Address: 51139 HIGHWAY 25 Date of Sale: July 21st, 2016
STERRETT, AL 35147 Total Purchase Price: (\$155,000.00)
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
_____ Appraisal _____ Other Tax Assessment
_____ Sales Contract
_____ X _____ 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: 7/21/16
_____ Unattested

Print: Laura L. Barnes, Closing Attorney
Sign _____
Grantor/Grantee/Owner/Agent) (circle one)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/22/2016 02:32:52 PM
\$74.00 CHERRY
20160722000257800