

WARRANTY DEED

Prepared By:

Shaw & Associates, LLC, 33300 U. S. Highway 280, Childersburg, Alabama

THE STATE OF ALABAMA, SHELBY COUNTY
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Karen Michelle Jimenez, a single woman, hereinafter known as Grantor(s), for and in consideration of the sum of Fourteen Thousand Dollars and No Cents (\$14,000.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby give, grant, bargain, sell and convey in fee simple unto John Paul Butler, a married man, hereinafter known as Grantee(s) the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, as a point of beginning, with a front site along the South boundary of said Section turn an angle of 28 deg. 38 min. to the right and proceed Northwesterly for a distance of 373.5 feet to a point on the South right-of-way line of the Glaze Ferry Road.; thence proceed North 68 deg. 12 min. East along the South boundary of said road for a distance of 407.63 feet to a point; thence turn an angle of 88 deg. 33 min. to the right and proceed South 23 deg. 15 min. East for a distance of 344.9 feet to a point on the South boundary of Section 27; thence proceed West along the South boundary of said Section 27 for a distance of 182.3 feet to the point of beginning.

The above described land located in the SE ¼ of the SE ¼ of Section 28, and the SW ¼ of the SW ¼ of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 2.0 acres.

The above described property is not the homestead property of either of the Grantor.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever, together with any and all remainder or reversion interest therein;

AND THE GRANTOR does for herself and for her heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated; that Grantor has a good right to sell and convey the same as aforesaid.

Given under my hand and seal this the 13th day of July, 2016.

Karen Michelle Jimenez
Karen Michelle Jimenez, Grantor

STATE OF ALABAMA)


Shelby County, AL 08/01/2016
State of Alabama
Deed Tax: \$14.00

COUNTY OF TALLADEGA)

I, Brandi M. Hurst, a Notary Public in and for said County, in said State, hereby certify that Karen Michelle Jimenez, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 13th day of July, 2016.

BRANDI M. HURST
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 25, 2017


20160801000270280 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
08/01/2016 02:02:02 PM FILED/CERT

Branch M. Hurst
Notary Public

My Commission Expires: 10-25-17

No title opinion requested and none rendered.

The property description is intended to be the same property described in Deed Book 315 Page 674 of the Probate Court of Shelby County Alabama.

NOTE: *The preparer of this instrument has served as a scrivener only and has not examined title and does not hereby give an opinion with respect to the property described herein. The preparer of this instrument is also without knowledge of the additional valuable consideration given regarding this conveyance.*

Grantor's Address

Karen Michelle Jimenez
52 Highway 62
Harpersville, AL 35078

Grantee's Address


John Paul Butler
62 Highway 62
Harpersville, AL 35078

Property Address

52 Highway 62
Harpersville, AL 35078

Date of Sale: July 1, 2016

Property Value: \$19,880.00


20160801000270280 2/2 \$32.00
Shelby Cnty Judge of Probate, AL
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