

This Instrument was Prepared by:

Send Tax Notice To: Torrealba Territories, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-16-23074

~~102~~ 120 carriage ox.
MAYLENE AL 35114

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Seven Thousand Dollars and No Cents (\$207,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **William F. Hoskins, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Torrealba Territories, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama,; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. This property constitutes no part of the homestead of the Grantor herein.


\$165,600.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of August, 2016.


William F. Hoskins


20160817000295150 1/3 \$62.50
Shelby Cnty Judge of Probate, AL
08/17/2016 03:32:09 PM FILED/CERT

State of Alabama

Shelby County, AL 08/17/2016
State of Alabama
Deed Tax: \$41.50

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that William F. Hoskins, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of August, 2016.


Notary Public, State of Alabama

My Commission Expires: 10-04-2016

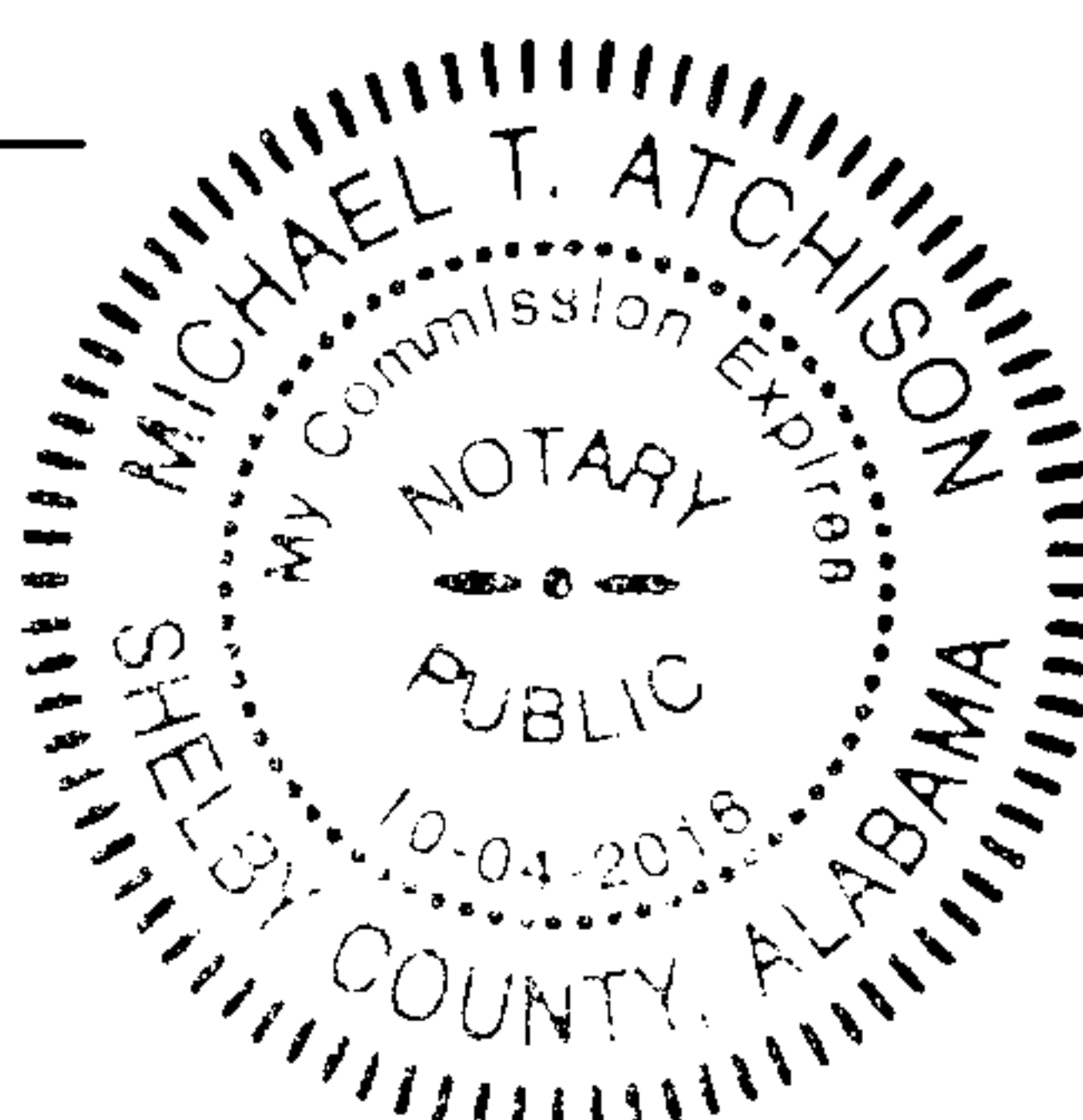


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

From the Northeast corner of Section 2, Township 21 South, Range 3 West, 669 feet South; thence North 83 degrees 30 minutes West 792 feet to the right of way of Birmingham and Montgomery Highway; thence North along said Highway 139 feet for a point of beginning; from said last named point, run North along right of way of Birmingham-Montgomery Highway 95 feet; thence South 87 degrees 45 minutes East 165 feet to an iron stob; thence South 95 feet to an iron stob; thence North 83 degrees 30 minutes West 165 feet to the point of beginning. Being in and a part of the NE 1/4 of NE 1/4 of Section 2, Township 21 South, Range 3 West.

LESS AND EXCEPT that portion conveyed from Louise Walker Hoskins, an unmarried woman, to L.O. Farris and Edith Nell Farris, husband and wife, by that certain deed recorded in Instrument #1996-27819, in Probate Office.

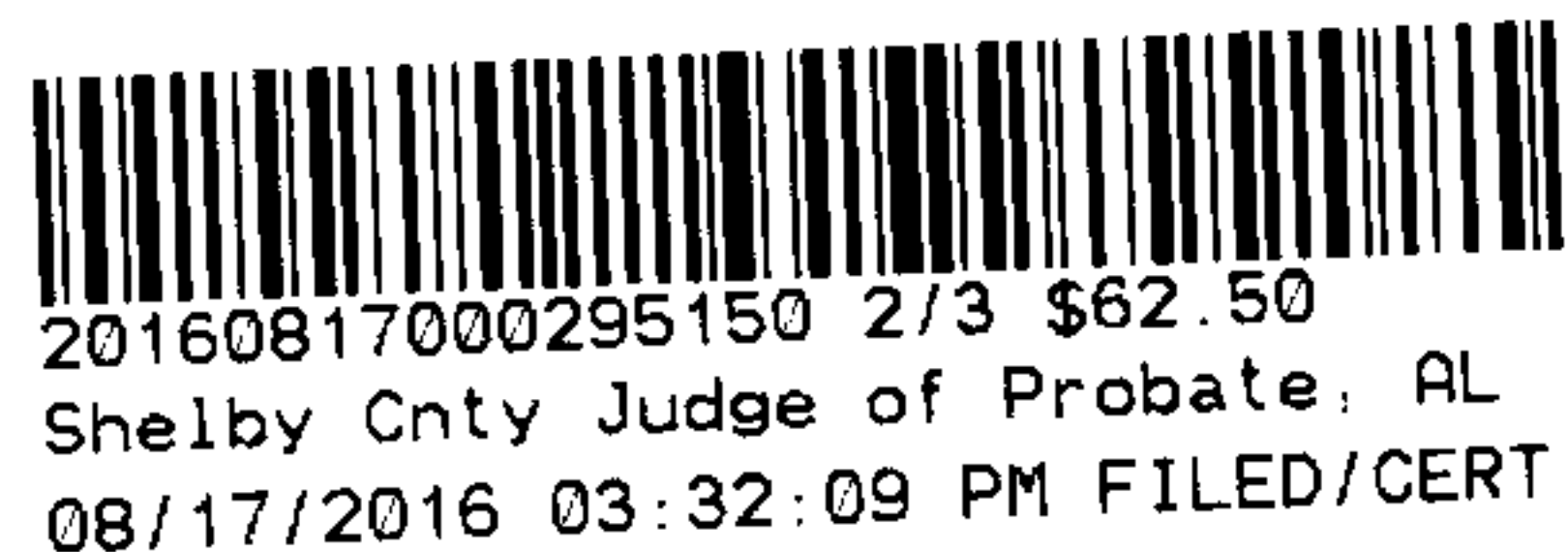
Parcel 2:

Begin at the Northeast corner of NE 1/4 of NE 1/4 of Section 2, Township 21 South, Range 3 West and run along said Section line South 423 feet to the Southeast corner of L.O. Farris lot and to the beginning point of the lot herein conveyed; thence continue South along said forty acre line 95 feet to the Northeast corner of a lot which is owned by the grantors; thence along the North line of said grantors lot run North 83 degrees 30 minutes West 598 feet, more or less, to the Southeast corner of a lot deeded to Foster F. Hoskins and Louise Walker Hoskins, as shown by deed recorded in Deed Book 120, Page 60, in the Probate Office of Shelby County, Alabama; thence North along the East line of said lot heretofore deeded to the Hoskins 95 feet to the South line of L.O. Farris lot; thence along same South 83 degrees 30 minutes East, 598 feet to the point of beginning.

Parcel 3:

Begin at the Northeast corner of Section 2, Township 21 South, Range 3 West, and run along said Section line South 518 feet to the Southeast corner of a lot deeded to Louise Walker Hoskins, by deed dated January 11, 1995, which deed is recorded in Deed Book 196, Page 49, in the Probate Office of Shelby County, Alabama, which point is the point of beginning of the lot herein conveyed; from said beginning point run South along said Section 139 feet to the Northeast corner of B.V. Tucker land; thence run South 83 degrees 30 minutes 792 feet to East right of way of Birmingham-Montgomery Highway; thence run in a Northerly direction along said right of way line 139 feet to the South line of Louise Walker Hoskins lot; thence run along the South line of said Louise Walker Hoskins lot, North 83 degrees 30 minutes East 792 feet, more or less, to the point of beginning.

LESS AND EXCEPT from Parcels 2 and 3, that certain property conveyed from William F. Hoskins, a married person, and Louise W. Hoskins, an unmarried person, to the City of Alabaster, Alabama, a municipal corporation, by deed dated June 15, 2006, recorded in Instrument #20061103000541790, in Probate Office..



Real Estate Sales Validation Form

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

Grantor's Name William F. Hoskins
Mailing Address 3437 Indian Lake Dr
Pelham AL 35124

Grantee's Name Torrealba Territories, LLC
Mailing Address 120 carriage Dr
Maylene AL 35114

Property Address 139 1st St. S
Alabaster, AL 35007

Date of Sale August 05, 2016
Total Purchase Price \$207,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 of 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 August 05, 2016

Print William F. Hoskins

Unattested
(verified by)

Sign William F. Hoskins
(Grantor/Grantee/Owner/Agent) circle one



20160817000295150 3/3 \$62.50
Shelby Cnty Judge of Probate, AL
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Form RT-1