

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Juan Estrada

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIX THOUSAND DOLLARS and 00/100 (\$6,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Dellis Williams, a married man*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Juan Estrada*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

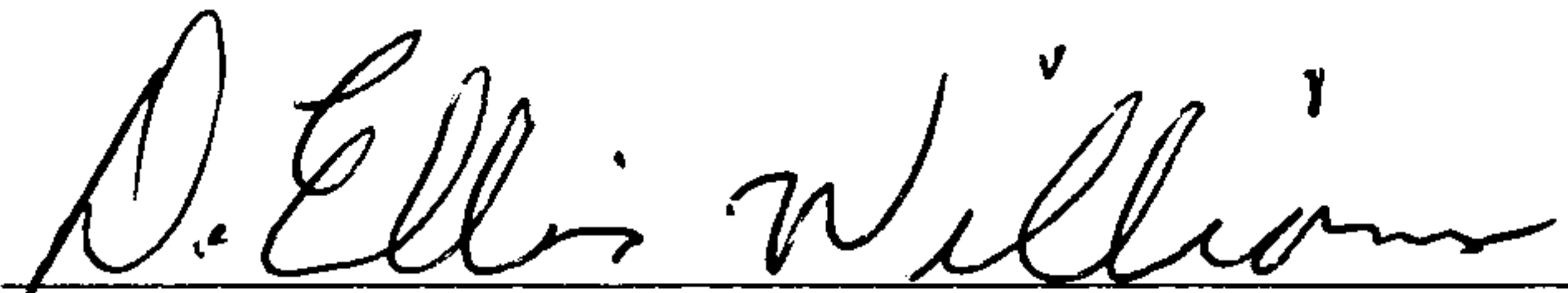
- 1. Ad valorem taxes due and payable October 1, 2016.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or his spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

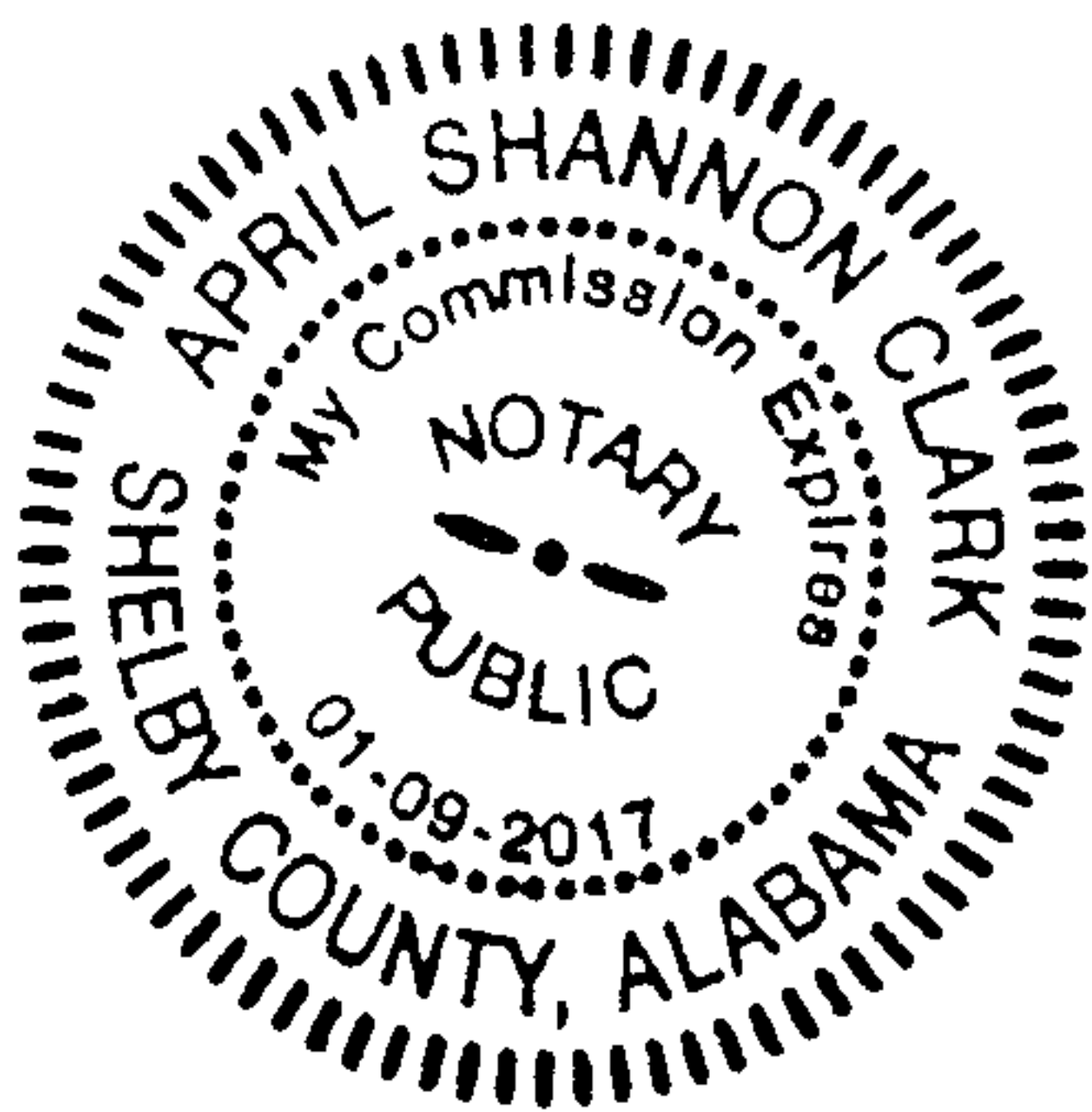
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of August, 2016.

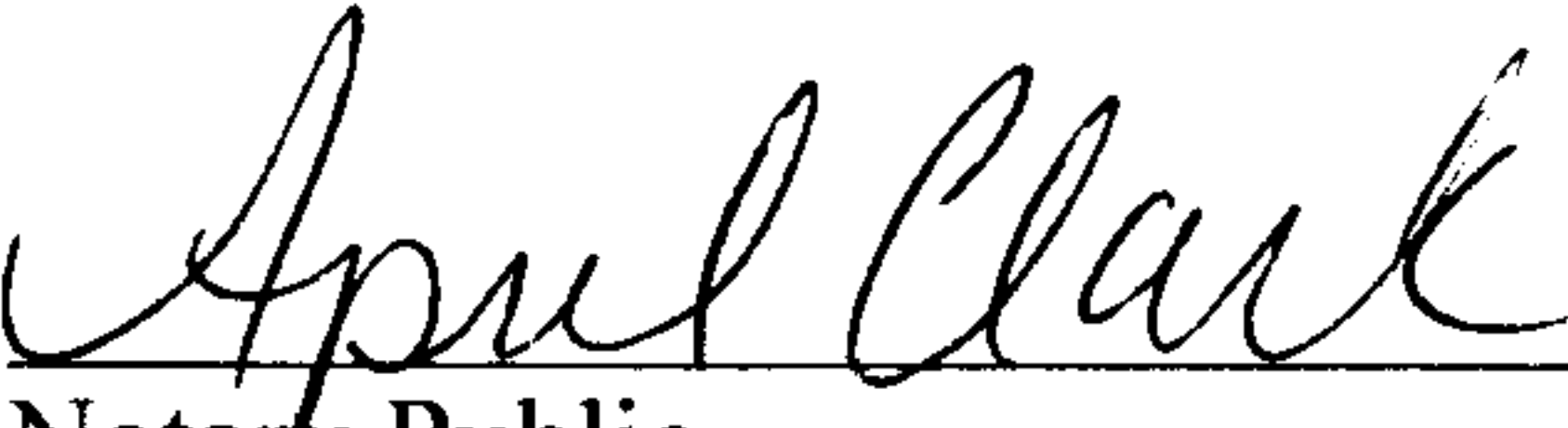

Dellis Williams

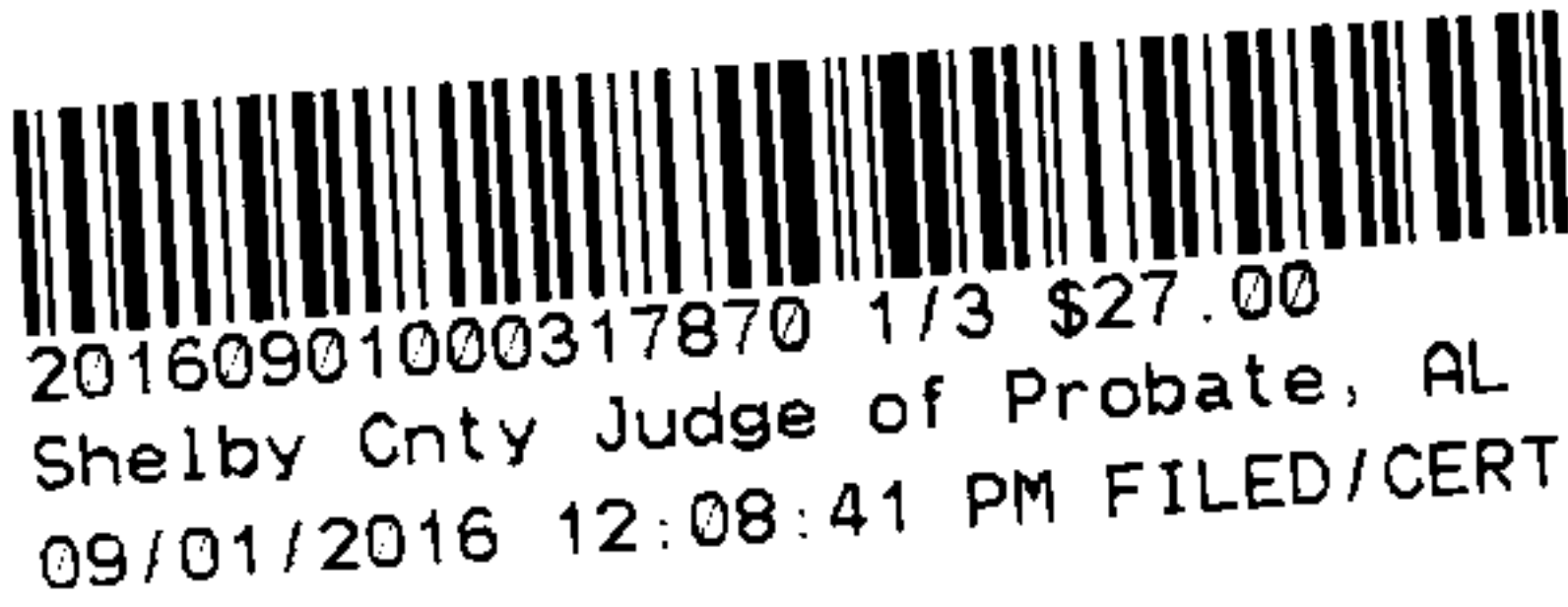
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Dellis Williams***, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 2016.




Notary Public
My Commission Expires: 1-9-2017




Shelby County, AL 09/01/2016
State of Alabama
Deed Tax: \$6.00

EXHIBIT A—LEGAL DESCRIPTION

PARCEL 2

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 16, TWP 22 SOUTH, RANGE 3 WEST;
THENCE RUN N 00-10'00" E ALONG THE EAST LINE OF SAID 1/4 FOR 943.10' TO THE POINT OF BEGINNING;
THENCE RUN N 00-10'00" E, ALONG SAID 1/4 LINE FOR 79.82'; THENCE RUN S 62-08'29" W FOR 223.60' TO
A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EVANSVILLE CIRCLE; THENCE RUN S 10-30'11" E,
ALONG SAID RIGHT OF WAY LINE FOR 49.55'; THENCE RUN S 26-02'40" E, ALONG SAID RIGHT OF WAY
LINE FOR 32.21'; THENCE RUN N 59-34'54" E FOR 202.09' TO THE POINT OF BEGINNING, CONTAINING
0.37 ACRES.


20160901000317870 2/3 \$27.00
Shelby Cnty Judge of Probate, AL
09/01/2016 12:08:41 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name DELLIS Williams
Mailing Address PO Box 208
Montevallo AL
35115

Grantee's Name Juan Estrada
Mailing Address _____

Property Address Vacant Prop

Date of Sale 23-Aug-16
Total Purchase Price \$ 8000.00
Or
Actual Value \$ _____
Or
Assessors 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
☒ Sales Contract
____ Closing Statement

____ Appraisal
____ Other

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

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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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

____ Unattested _____
(verified by)

Print DELLIS Williams
Sign D. Ellis Williams
(Grantor/Grantee/Owner/Agent) circle one

