

**WARRANTY DEED**

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

Send tax notice to:  
Bricio Ruiz  
101 Glory Road  
Montevallo, AL 35115

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**20160914000333740**  
**09/14/2016 08:37:26 AM**  
**DEEDS 1/3**

Know All Men by These Presents: That in consideration of **Eight Thousand Five Hundred and no/100 Dollars (\$8,500.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **ANN P. SNOW, an unmarried woman** (herein referred to as Grantor) grant, bargain, sell and convey unto **BRICIO RUIZ** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:


**SEE EXHIBIT "A" ATTACHED HERETO**

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.

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 23rd day of August, 2016.

  
\_\_\_\_\_  
**ANN P. SNOW**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **ANN P. SNOW**, 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, she 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: 02/22/2017

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

## EXHIBIT "A"

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A parcel of land situated in Shelby County, Alabama, more particularly described as follows:

From the NW corner of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, run South along section line 1283.58 feet; thence deflect left  $87^{\circ}57'$  for 2631.7 feet; deflect right  $88^{\circ}10'$  for 632.5 feet; deflect right  $92^{\circ}49'$  for 197.4 feet to a point on the West right of way line of a paved county road; deflect right  $93^{\circ}57'37''$  along said road right of way line for 195.78 feet to the NE corner of Haynie Lot, and the beginning point of subject parcel of land; from said point, continue said course along said right of way line 182 feet; thence deflect left  $90^{\circ}$  for 139 feet to a point; thence deflect left  $58^{\circ}11'26''$  and run along the Easterly line of an old abandoned road for 234.12 feet to the NW corner of said Haynie Lot; thence deflect left  $144^{\circ}29'36''$  and run along the North line of said Haynie Lot for 262.95 feet, back to the beginning point; being situated in Shelby County, Alabama.

Less and except an easement across the entire South side of said lot, being 30 feet of even width heretofore reserved for ingress and egress for landowners heretofore conveyed by Clyde Lucas and their predecessors in title.

**PARCEL NUMBER: 27-2-09-0-000-006.008**

Real Estate Sales Validation Form

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

Grantor's Name Ann P. Snow
Mailing Address 4592 Highway 22
Montevallo, AL 35115

Grantee's Name Bricio Ruiz
Mailing Address 101 Glory Road
Montevallo, AL 35115

Property Address Lot off Old Glory Rd/Salem Rd
Montevallo, AL 35115

Date of Sale 08/23/2016
Total Purchase Price \$ 8,500.00

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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
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.

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 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/14/2016 08:37:26 AM
\$29.50 CHERRY
20160914000333740

Handwritten signature