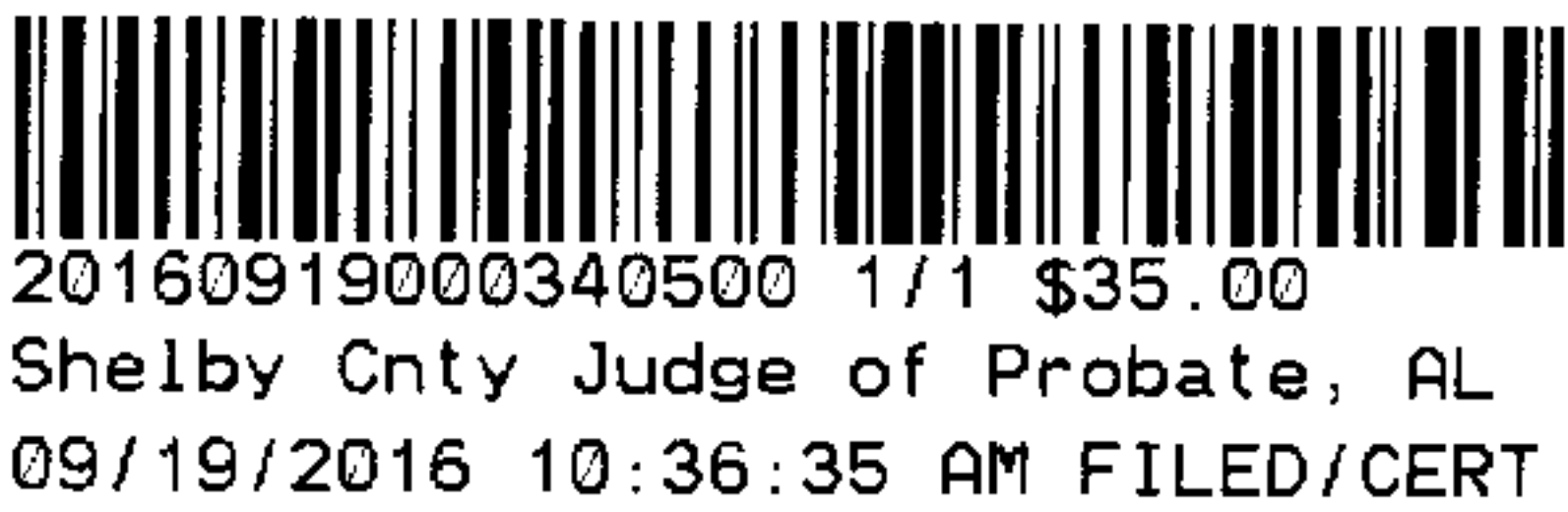


This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2016-09-5174
Documentary Evidence: Sales Contract

Send Tax Notice To:
Joel Quinonez Nunez and
Salvador Quinonez Nunez
257 Highway 209
Calera, Alabama 35040
(Grantees' Mailing Address)

WARRANTY DEED



STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Twenty Thousand and 00/100 Dollars (\$20,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Heath Trumbly**, a married individual, (hereinafter referred to as “Grantor”) do by these presents grant, bargain, sell, and convey unto **Joel Quinonez Nunez and Salvador Quinonez Nunez**, (hereinafter referred to as “Grantees”), the following described real estate situated in **Shelby County, Alabama**, to-wit:

The East 90 feet of Lots 1, 2, 3, and 4, in Block 31, according to J.H. Dunstan’s Map of the Town of Calera, Alabama, the same fronting 90 feet on the North side of 10th Avenue and running back along the West line of 13th Street 100 feet. Situated in Shelby County, Alabama.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

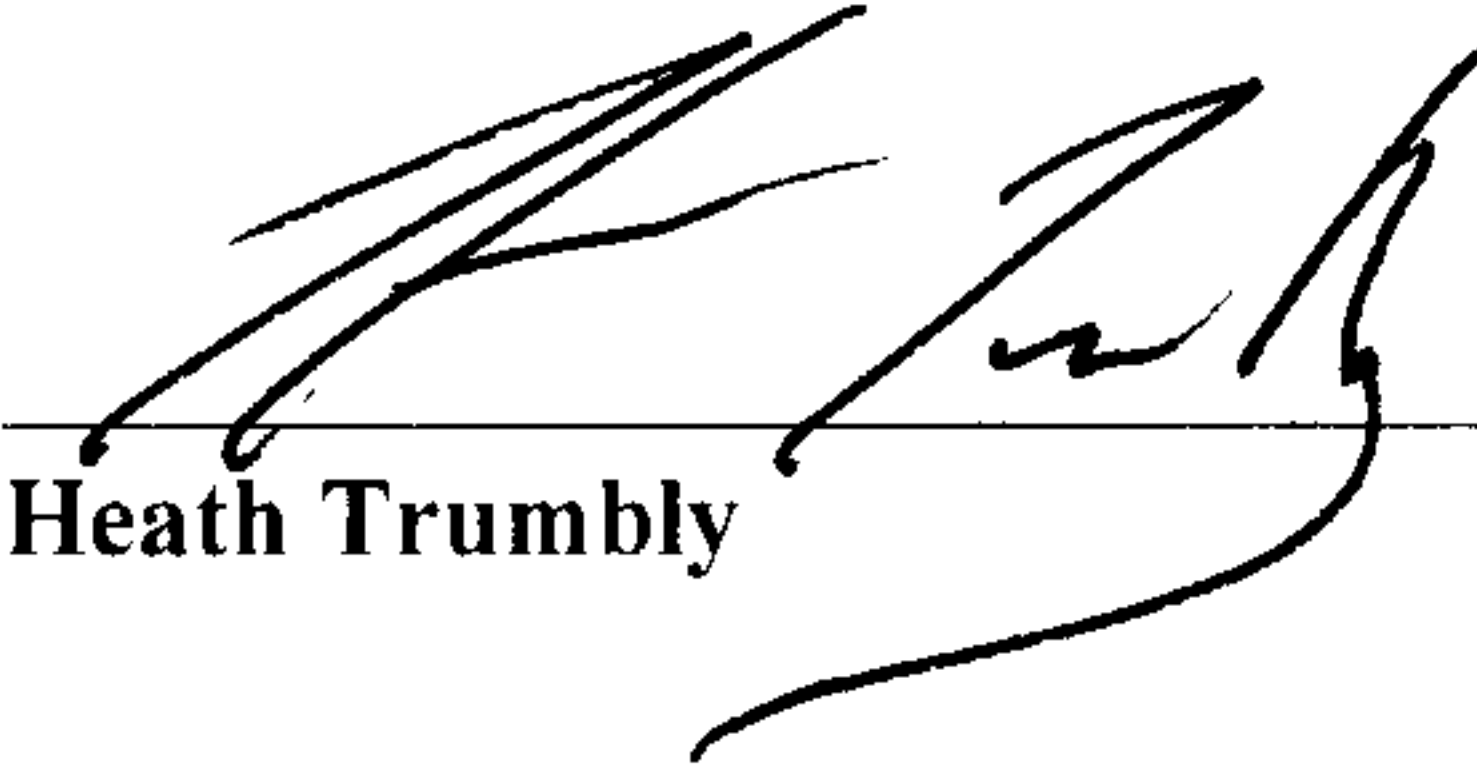
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees.

Grantor does, for himself/herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 15th day of September, 2016.

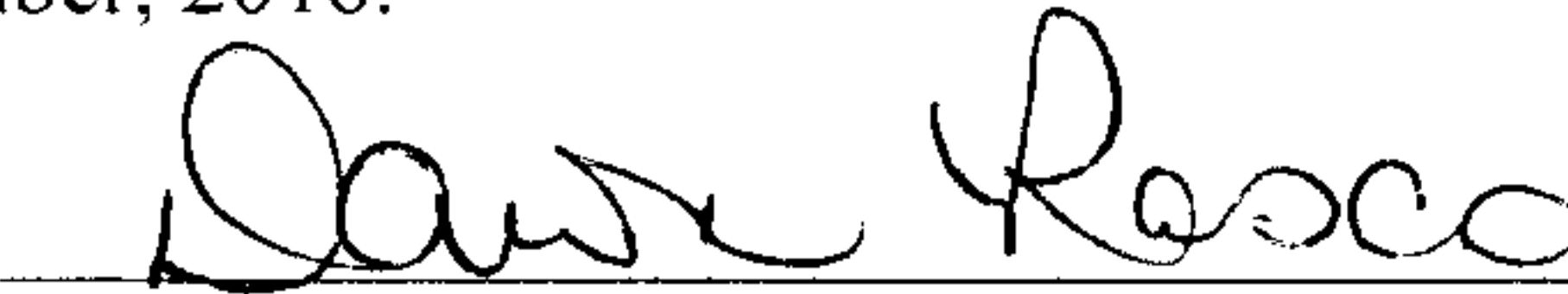
Shelby County, AL 09/19/2016
State of Alabama
Deed Tax: \$20.00

 (Seal)
Heath Trumbly

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Heath Trumbly**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 15th day of September, 2016.


Notary Public Dawn Rasco
My Commission Expires: 3/26/2018

Grantor’s Mailing Address:
P. O. Box 1718
Alabaster, Alabama 35007

