

This Instrument was Prepared by:

Send Tax Notice To: Micheal D. Smith

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-16-23247

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Two Thousand Five Hundred Dollars and No Cents (\$102,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Amaro Development & Construction, Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Micheal D. Smith**, (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

\$0.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Vincent J. Amaro as President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of September, 2016.

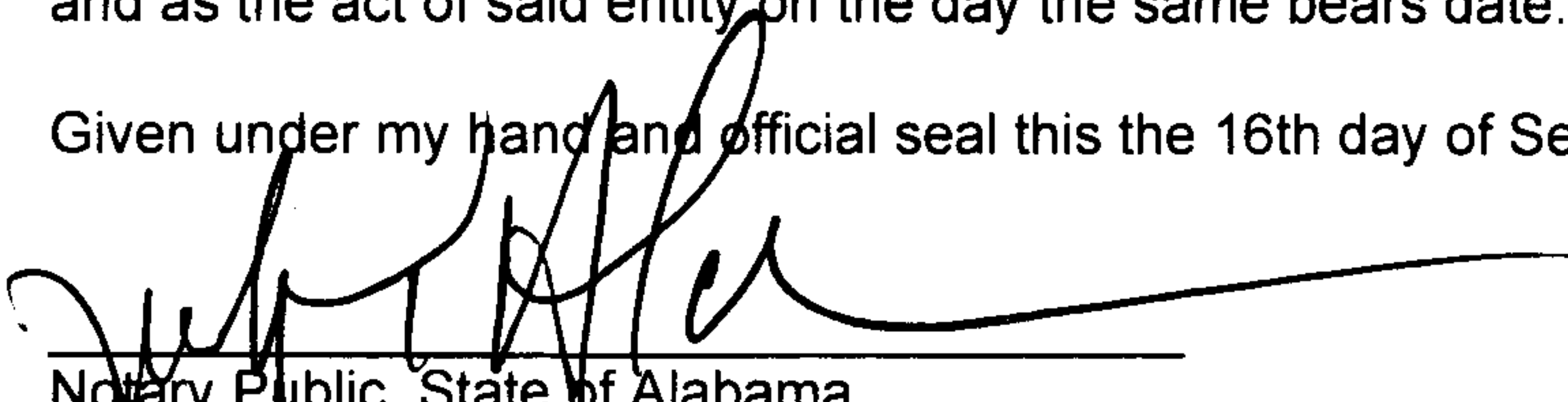
AMARO DEVELOPMENT & CONSTRUCTION, INC.

By: Vincent J. Amaro
President


State of Alabama

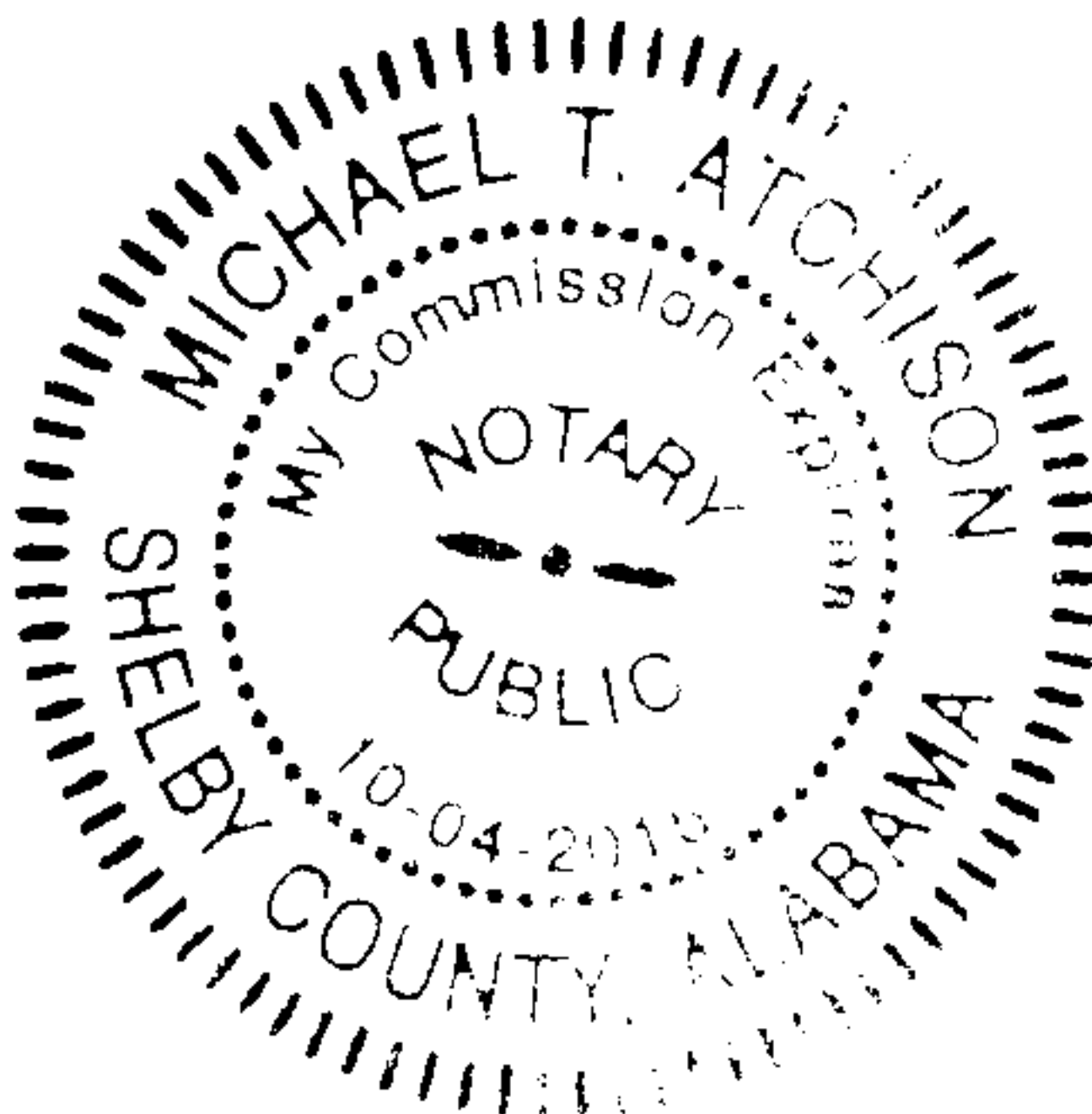
County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Vincent J. Amaro as President of Amaro Development & Construction, Inc. 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 16th day of September, 2016.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016


20160928000355510 1/3 \$123.50
Shelby Cnty Judge of Probate, AL
09/28/2016 12:51:28 PM FILED/CERT



Shelby County, AL 09/28/2016
State of Alabama
Deed Tax: \$102.50

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2:

A parcel of land situated in the SW 1/4 of Section 17, and the SE 1/4 of Section 18, all in Township 19 South, Range 3 East, Shelby County, Alabama, and being more particularly described as follows; Commence at the SE corner of above said Section 18; thence North 89 degrees 04 minutes 00 seconds West, a distance of 382.78 feet; thence North 02 degrees 13 minutes 34 seconds East a distance of 1,319.09 feet; thence South 86 degrees 57 minutes 58 seconds East a distance of 382.78 feet to the point of beginning; thence north 01 degrees 57 minutes 34 seconds East, a distance of 657.26 feet to a point on the Westerly bank of the Coosa River; thence South 53 degrees 19 minutes 10 seconds East, a distance of 286.61 feet; thence South 50 degrees 09 minutes 02 seconds East, a distance of 587.88 feet; thence South 46 degrees 44 minutes 59 seconds East a distance of 85.23 feet; thence South 61 degrees 36 minutes 41 seconds West and leaving said Coosa River, a distance of 172.49 feet; thence North 87 degrees 04 minutes 06 seconds West a distance of 614.80 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated April 30, 2007.


Together with that certain 30-foot easement for ingress/egress, together with the right to lay a water line within such easement, as described in Order Granting Right of Way to Public Road or Highway, as recorded in Instrument #20130327000126420, being more particularly described as follows:

Thirty Feet lying 15-feet either side of and parallel to the following described centerline:

Commence at the SW corner of Section 17, Township 19 South, Range 3 East, Shelby County, Alabama; thence South 89 degrees 23 minutes 31 seconds East a distance of 15.00 feet to the point of beginning of said centerline; thence North 00 degrees 01 minutes 58 seconds East, a distance of 1319.28 feet to the point of ending of said centerline.

Additional tract lying Southeast of Parcel 2, hereinabove:

Commence at the SE corner of above said Section 18; thence North 89 degrees 09 minutes 00 seconds West a distance of 382.78 feet; thence North 02 degrees 13 minutes 34 seconds East a distance of 1,319.09 feet; thence South 86 degrees 57 minutes 58 seconds East, a distance of 382.78 feet; thence South 87 degrees 04 minutes 06 seconds East, a distance of 614.80 feet to the point of beginning; thence continue along the last described course, a distance of 248.82 feet to a point on the Westerly bank of the Coosa River; thence North 51 degrees 09 minutes 30 seconds West, a distance of 59.70 feet; thence North 41 degrees 14 minutes 59 seconds West, a distance of 76.22 feet; thence South 61 degrees 36 minutes 31 seconds West and leaving said Coosa River, a distance of 172.49 feet to the point of beginning. Property being situated in Shelby County, Alabama.


20160928000355510 2/3 \$123.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Mailing Address

Form RT-1