

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Conrado Hernandez Gabino
1281 Highway 83
Pelham AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty Seven Thousand Five Hundred Dollars and 00/100 (\$47,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Luther G. Johnson, Jr. and wife, Betty J. Johnson, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Conrado Hernandez Gabino (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

A part of the NW 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 3 West, more particularly described as follows:

Begin at the Northwest corner of the NW 1/4 of the NE 1/4 and run South along the West line of said Quarter-Quarter Section a distance of 238.6 feet; thence turn left and run in a Northeasterly direction and parallel to the Helena-Acton Railroad right of way a distance of 210 feet; thence turn left and run in a Northerly direction and parallel with the West boundary line of said Quarter-Quarter section to the North boundary line of said NW 1/4 of NE 1/4; thence turn left and run in a Westerly direction and along the North boundary line of said NW 1/4 of NE 1/4 to the Point of Beginning.

ALSO:

A 20' wide easement for ingress and egress lying 10' each side of and parallel to the following described centerline:

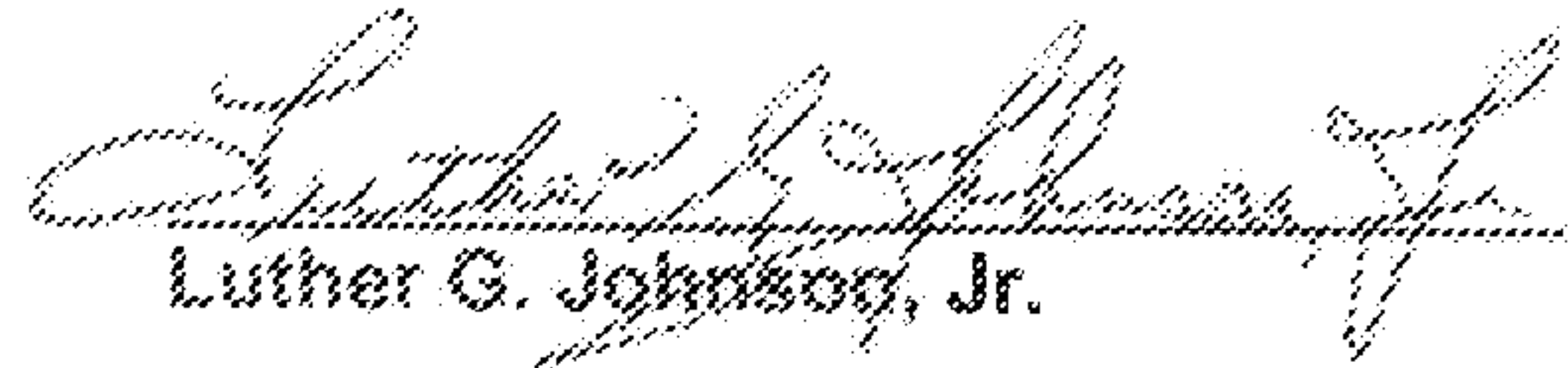
Commence at the NW Corner of the NW 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 3 West; thence S 01°01'35" E a distance of 238.60'; thence N 69°32'51" E a distance of 204.04' the Point of Beginning, said point being the point of a non tangent curve to the right having a radius of 121.73', a central angle of 9°53'12", and subtended by a chord which bears S 15°35'01" E, a chord distance of 20.98', thence along said curve an arc distance of 21.00'; thence with a reverse curve to the left having a radius of 62.88', a central angle of 55°33'14", and subtended by a chord which bears S 38°25'02" E, a chord distance of 58.60', thence along said curve an arc distance of 60.96'; thence with a reverse curve to the right having a radius of 162.58', a central angle of 28°33'02", and subtended by a chord which bears S 51°55'08" E, a chord distance of 80.18', thence along said curve an arc distance of 81.01'; thence with a reverse curve to the left having a radius of 97.47', a central angle of 17°59'09", and subtended by a chord which bears S 46°38'11" E, a chord distance of 30.47', thence along said curve an arc distance of 30.60'; thence S 55°37'46" E a distance of 23.57' to the Point of Ending.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$0.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

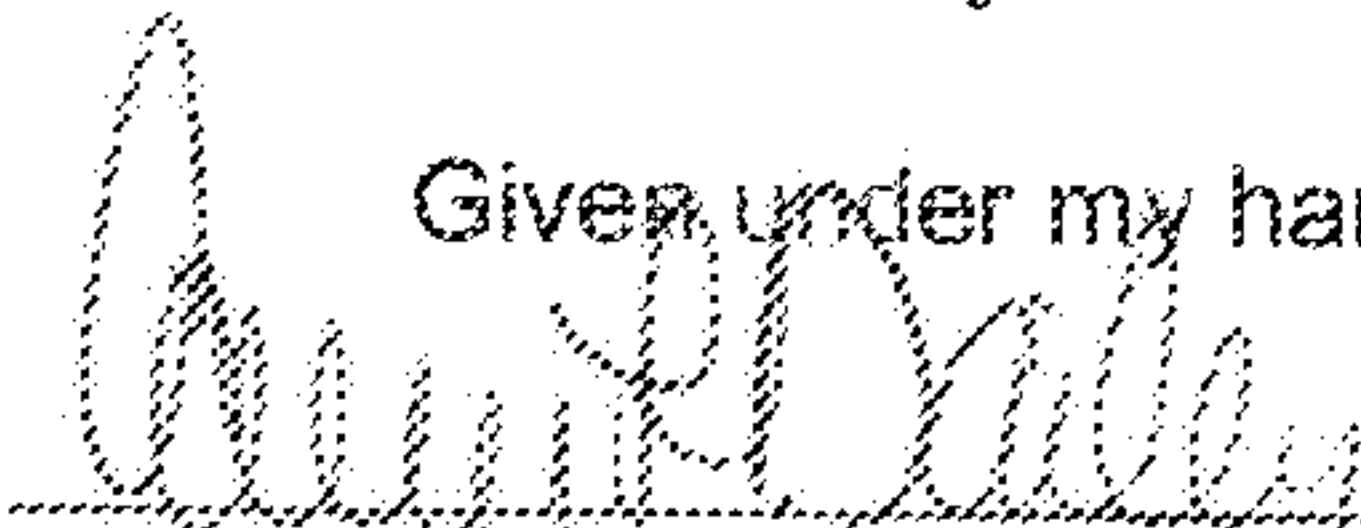
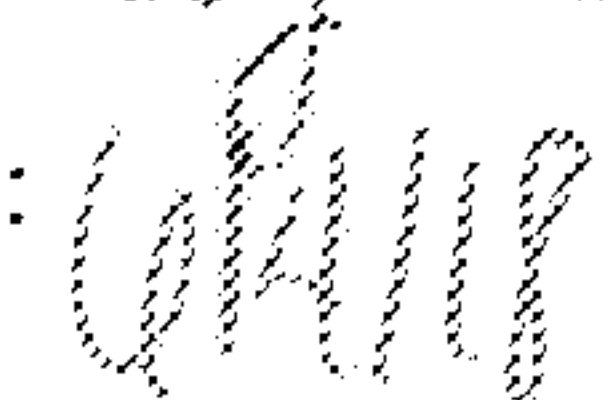
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 4, 2016.

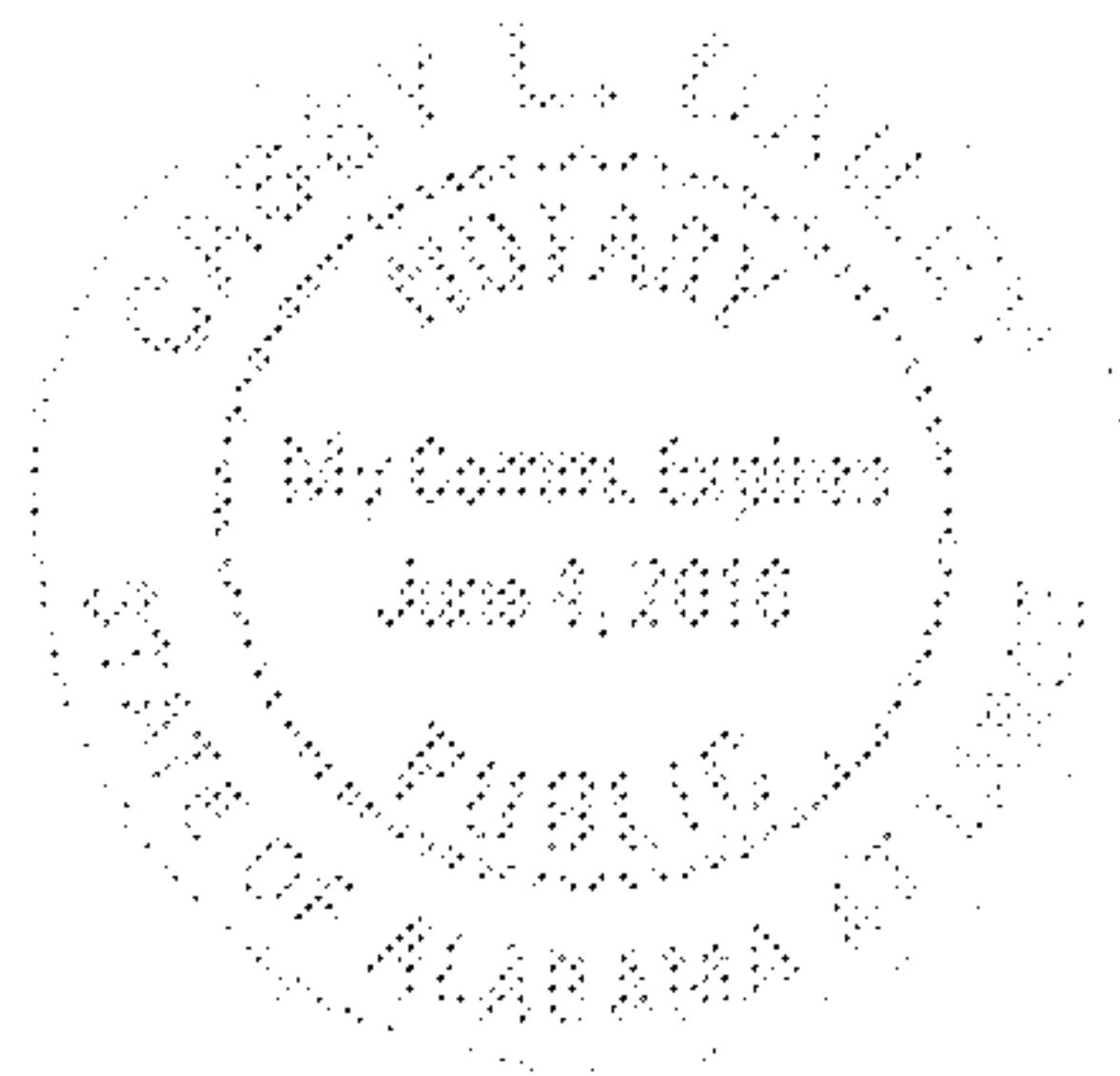

Luther G. Johnson, Jr.


Betty J. Johnson

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luther G. Johnson, Jr. and Betty J. Johnson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.


Given under my hand and official seal on the 4th day of October, 2016.
Notary Public
Commission Expires: 



Real Estate Sales Validation Form

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

Grantor's Name Luther G. Johnson, Jr. and
Betty J. Johnson

Grantee's Name Conrado Hernandez Gabino

Mailing Address 874 Johnson Drive
Pelham, Alabama
35124Mailing Address 1281 Highway 33
Pelham AL 35124Property Address 874 Johnson Drive
Pelham, Alabama
35124

Date of Sale October 4, 2016

Total Purchase Price \$47,500.00

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)☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 – Luther G. Johnson, Jr. and Betty J. Johnson, 874 Johnson Drive,
Pelham, Alabama 35124

Grantee's name and mailing address – Conrado Hernandez Gabino

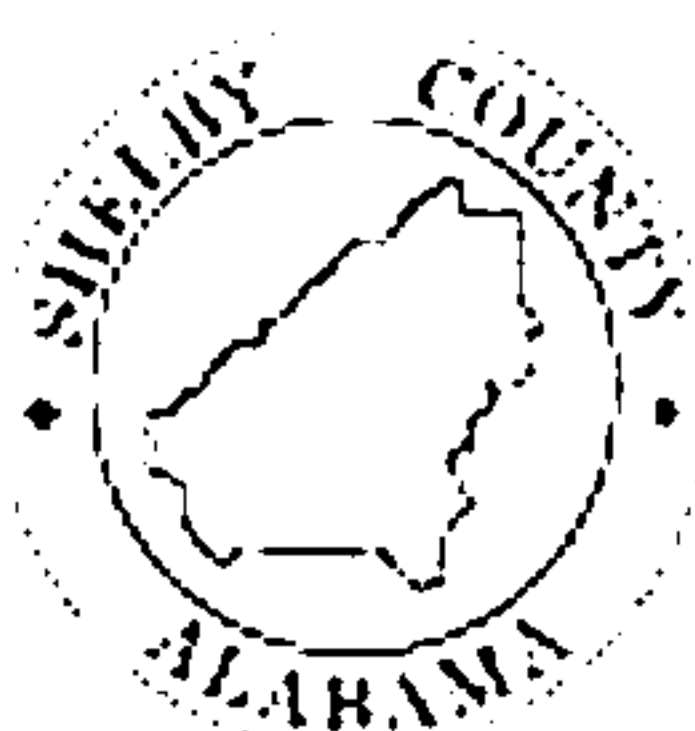
Property address – 874 Johnson Drive, Pelham, Alabama 35124

Date of Sale – October 4, 2016.

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: October 4, 2016

Sign


AgentFiled and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/06/2016 08:59:49 AM
\$68.50 CHERRY
20161006000367400