

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Herminia Avalos Guzman
Julio Gutierrez Casique
5388 Pineywood Rd.
BIRMINGHAM AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Thousand and No/100 Dollars (\$100,000.00) and other good and valuable consideration, to the undersigned Steve H. Lee (herein referred to as "Grantor"), in hand paid by Herminia Avalos Guzman and Julio Gutierrez Casique (herein referred to as "Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama (the "Premises"), to-wit:

A Parcel of land situated in the SW 1/4 of Section 28 and the NW 1/4 of Section 33, all in Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW Corner of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama; thence N89°54'25"E, a distance of 33.90' to a point on the Easterly R.O.W. line of Shelby county Highway 55; thence N88°24'28"E and leaving said R.O.W. line, a distance of 1318.35'; thence N89°04'57"E, a distance of 38.41' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 711.40'; thence N89°31'03"E, a distance of 585.61'; thence S12°34'41"E, a distance of 50.45'; thence S89°54'25"W, a distance of 500.00'; thence S08°41'19"W, a distance of 222.99'; thence S28°43'26"E, a distance of 228.22' to the Northerly R.O.W. line of Shelby County Highway 61 and the beginning of a non-tangent curve to the left, having a radius of 3824.68, a central angle of 07°38'47", and subtended by a chord which bears S51°57'52"W, and a chord distance of 510.03'; thence along the arc of said curve and said R.O.W. line, a distance of 510.41'; thence N54°08'18"W and leaving said R.O.W. line, a distance of 586.54'; thence N00°55'03"W, a distance of 425.00' to the POINT OF BEGINNING.

SUBJECT TO: (1) Current taxes; (2) Mineral and mining rights not owned by grantor; (3) Permit to Alabama Power Company recorded in Deed Book 102, Page 66, in the Probate Office of Shelby County, Alabama; (4) Easements to Alabama Power Company recorded in Inst. No. 2015031800009450 and Inst. No. 2016092600035079 in the Probate Office of Shelby County, Alabama; (5) Right of way to Shelby County recorded in Deed Book 147, Page 463, in the Probate Office of Shelby County, Alabama; (6) Any part of caption lands lying within the right of way of Shelby County Highway 61.

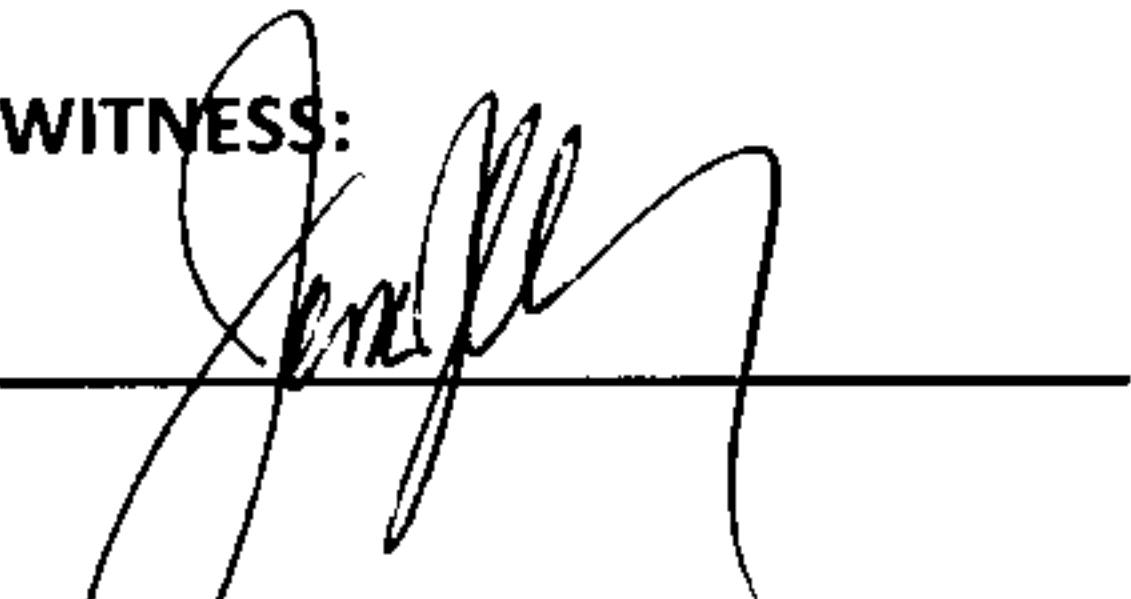
THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

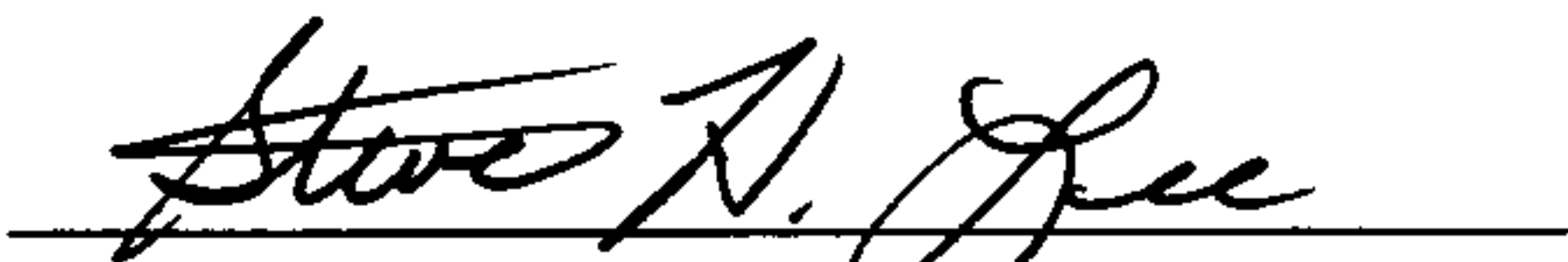
TO HAVE AND TO HOLD to the Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the

surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 30th day of December, 2016.

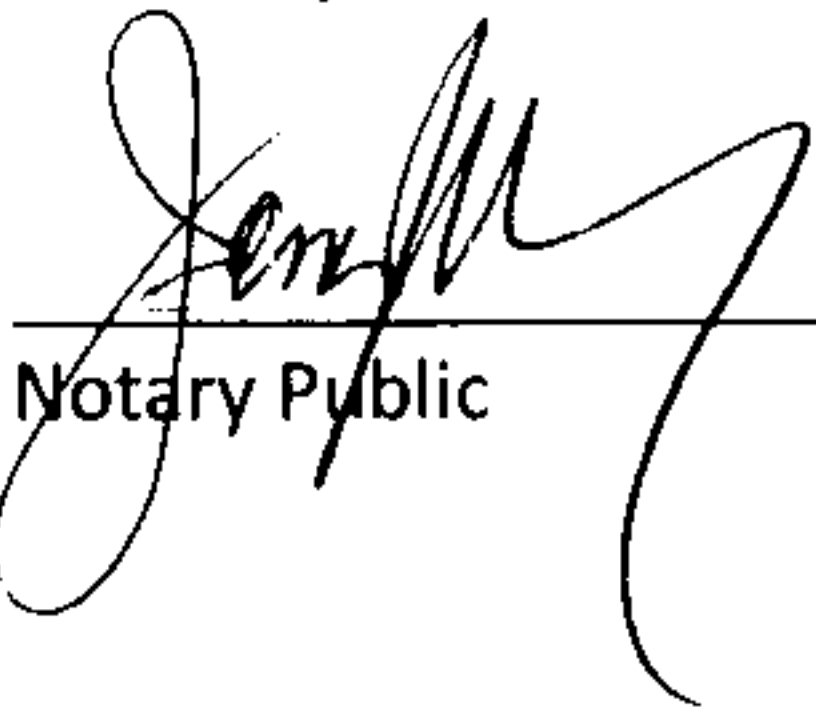
WITNESS:

STATE OF ALABAMA)
COUNTY OF SHELBY)



Steve H. Lee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve H. Lee, a married man, 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 seal this the 30th day of December, 2016.

My Commission Expires: 7-14-2019


Notary Public


20170109000007140 2/3 \$121.00
Shelby Cnty Judge of Probate, AL
01/09/2017 01:19:50 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 Steve H. Lee
Mailing Address 16200 Highway 61
Wilsonville, AL 35186

Grantee's Name Herminia Avalos Guzman
Mailing Address Julio Gutierrez Casique


Property Address 12 acres M/L located in the SW 1/4 of
Section 28 and the NW 1/4 of Section
33 - All in TS 20 South, Range 1 East
Shelby County, AL

Date of Sale December 30, 2016
Total Purchase Price \$ \$100,000.00
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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


20170109000007140 3/3 \$121.00
Shelby Cnty Judge of Probate, AL
01/09/2017 01:19:50 PM FILED/CERT

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.

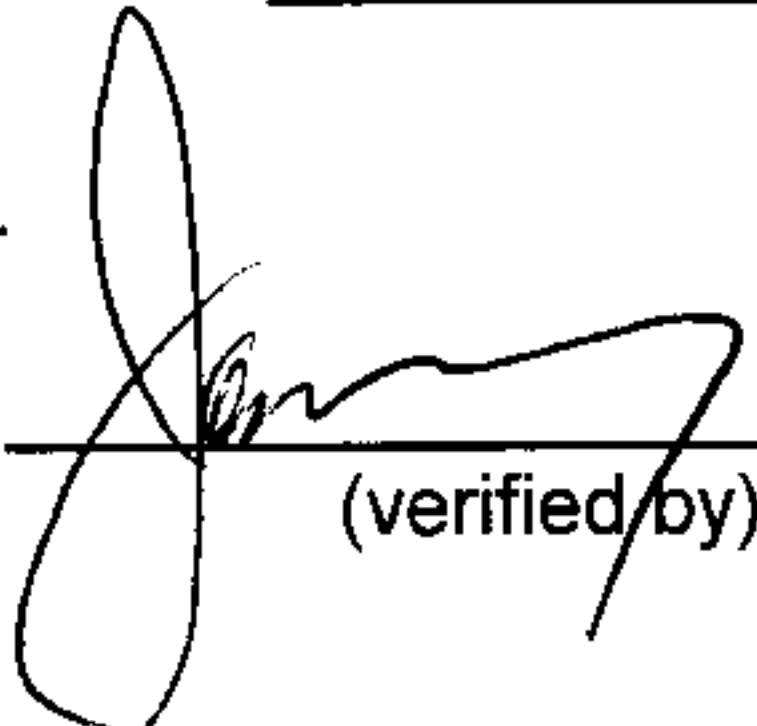
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 30 Dec 2016

☐ Unattested


(verified by)

Print Steve H Lee
Sign Steve H Lee
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1