

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

Send tax notice to:

Rafael Perez-Dominguez

131 Sugar Cane Ln

Maylene, AL 35114

BHM1700048

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20170127000033620

01/27/2017 01:55:02 PM

WARRANTY DEED

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Five Thousand and 00/100 Dollars (\$25,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **David Rodriguez Jr., a married man**, whose mailing address is 968 Kent Dairy Rd., Alabaster, AL 35007. (hereinafter referred to as "Grantor"), by **Rafael Perez-Dominguez** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is 75 Bramblewood Ln., Alabaster, AL 35007, to-wit:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the NW corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence in an Easterly direction along the North line of said Section a distance of 519.20 feet to a point lying on the Southerly right of way line of Shelby County Highway 26; thence S 89° 29' 15" E along said right of way a distance of 156.94 feet; thence S 02° 05' 39" W a distance of 198.06 feet to the point of beginning; thence continue S 02° 05' 39" W a distance of 21.59 feet; thence N 89° 26' 18" W a distance of 12.00 feet; thence S 01° 13' 43" E a distance of 180.26 feet; thence S 89° 30' 55" E a distance of 130.00 feet; thence N 02° 18' 59" E a distance of 200.00 feet; thence North 88° 41' 37" W a distance of 129.19 feet to the point of beginning.

Together with an easement for ingress and egress over the existing road through the property of Hazel Duncan Wallace and Teresa G. Overton from County Road 26 West to the Northern property line of the property described herein. Subject further to an easement for ingress and egress over the existing road through the above described property for the benefit of Herman Ray Rollan's heirs and assigns.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 26th day of January, 2017.



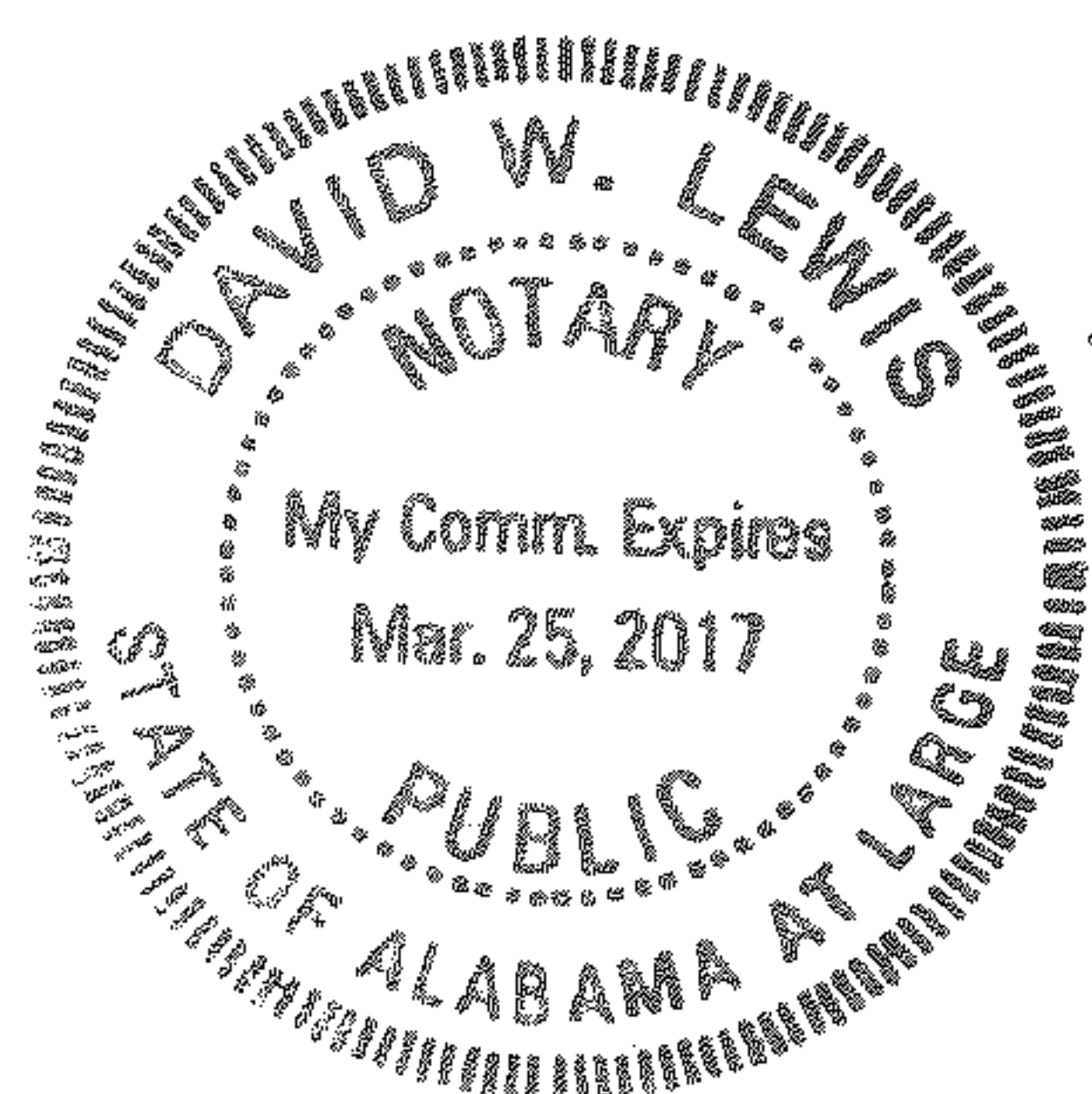
David Rodriguez Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Rodriguez Jr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 26th day of January, 2017.

(Notary Seal)



Notary Public

Print Name: DAVID W. LEWIS

Commission Expires:

3/25/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/27/2017 01:55:02 PM
\$43.00 CHERRY
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