

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
MJCT Investments, LLC  
22 Lucas Lane  
Alabaster, AL 35007

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **Martin Tellez**, an unmarried man (herein referred to as Grantor) grant, bargain, sell and convey unto **MJCT Investments, LLC** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein**

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 13 day of March, 2017.

Martin Tellez  
**Martin Tellez**

**STATE OF ALABAMA  
COUNTY OF SHELBY**


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Martin Tellez**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of March, 2017.

Lisha Dawn Eichellberg  
Notary Public  
My Commission Expires: 10-19-20

## EXHIBIT "A"

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20170403000110990 2/3 \$60.50  
Shelby Cnty Judge of Probate, AL  
04/03/2017 11:58:16 AM FILED/CERT

A part of the SW 1/4 of the NW 1/4 of Section 22, Township 20 South, Range 3 West, Helena, Shelby County, Alabama described as follows: Commence at the northeast corner of the NW 1/4 of the NW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama and run thence southerly along the east line of said quarter-quarter section a distance of 1,577.90 feet to a point; Thence turn a deflection angle of 96 deg. 30 min. 00 sec. right and run westerly a distance of 603.51 feet to a point on the west right of way line of ROY DRIVE and the POINT OF BEGINNING of the property being described; Thence continue along last described course a distance of 217.82 feet to a point; Thence turn a deflection angle of 82 deg. 44 min. 53 sec. to the right and run northerly a distance of 58.00 feet to point; Thence turn a deflection angle of 86 deg. 08 min. 15 sec. to the right and run easterly a distance of 215.15 feet to a point on the same said west right of way line of ROY DRIVE, Thence turn a deflection angle of 93 deg. 02 min. 44 sec. to the right and run southerly a distance of 100.00 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Martin Tellez  
Mailing Address 22 Lucas Lane  
Alabaster, AL 35007

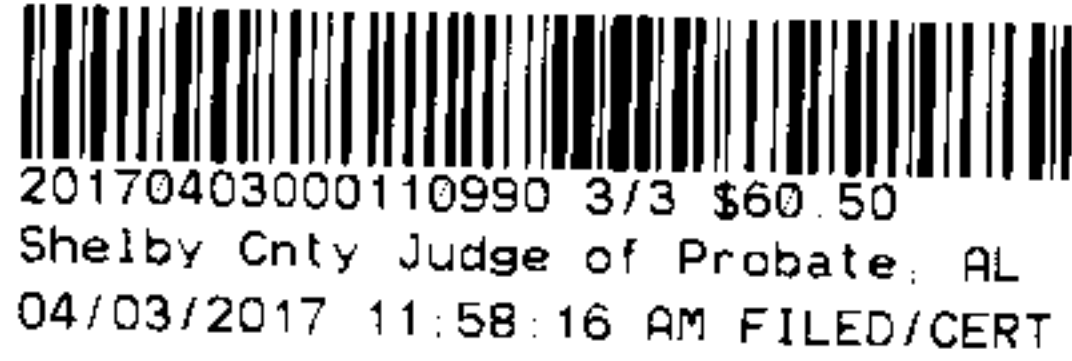
Grantee's Name MJCT Investments, LLC  
Mailing Address 22 Lucas Lane  
Alabaster, AL 35007

Property Address 5550 Roy Dr.  
Helena, AL 35080

Date of Sale  
Total Purchase Price \$

Or  
Actual Value \$

Or  
Assessor's Market Value \$39,260.00



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 tax assessor's value

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

Print B. CHRISTOPHER BATTLES

Unattested  
(verified by)

Sign  
(Grantor/Grantee/Owner/Agent) circle one