

WARRANTY DEED

20170403000111000 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
04/03/2017 11:58:17 AM FILED/CERT

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 and Bertha A. Barragan, an unmarried woman** (herein referred to as Grantors) 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our 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, We have hereunto set our hands and seals this 13 day of March, 2017.

Shelby County, AL 04/03/2017
State of Alabama
Deed Tax: \$29.00

Martin Tellez
Martin Tellez
Bertha A Barragan
Bertha A. Barragan

STATE OF ALABAMA
COUNTY OF SHELBY

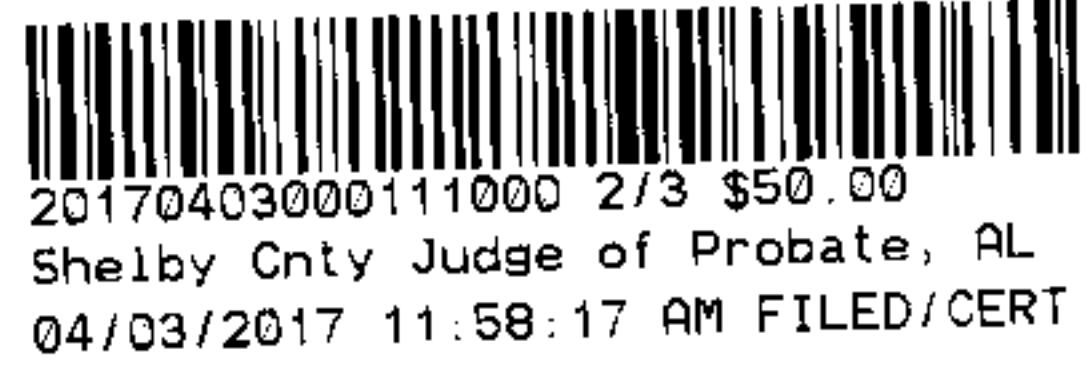
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Martin Tellez and Bertha A. Barragan**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

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

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020

Tisha Dawn Eichelberger
Notary Public
My Commission Expires: 10-19-20

EXHIBIT "A"



Part of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama. Beginning at the SE corner of Section 8, Township 21 South, Range 3 West and run west along the South line for 417 feet; thence run North 129 feet to the point of beginning; thence North 310 feet to NW corner; thence East 95 feet; thence South 210 feet to East corner of Church of God property; thence West 55 feet parallel with said church property; thence 100 feet to church property parallel with church property; thence 45 feet parallel with said church property to point of beginning.

LESS AND EXCEPT property sold to Brantleyville Church of God in Deed Book 264, Page 541.

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 Bertha A. Barragan
22 Lucas Lane
Alabaster, AL 35007

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

Property Address 64 Brantleyville Rd.
Maylene, AL 35114

Date of Sale _____
Total Purchase Price \$ _____

Or
Actual Value \$ _____

Or
Assessor's Market Value \$ 28,910.00



20170403000111000 3/3 \$50.00
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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 [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1