

This Instrument was Prepared by:

Send Tax Notice To: Enildo David Avila

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

209 Tattlers Trl
Irmo SC 29063

File No.: S-17-23655

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Western REI, LLC**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Enildo David Avila,*** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

* and Sarah M. Avila

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$51,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever, As Joint Tenants with right of survivorship, their heirs and assigns, forever; it being the intention*** And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13th day of March, 2017.

WESTERN REI, LLC

By Jason Spinks
Managing Member

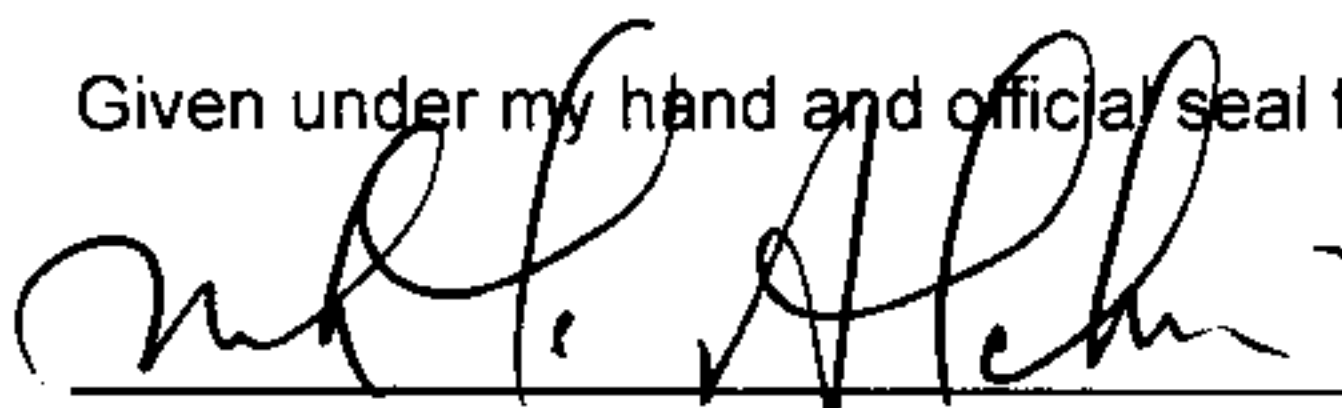
*** of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

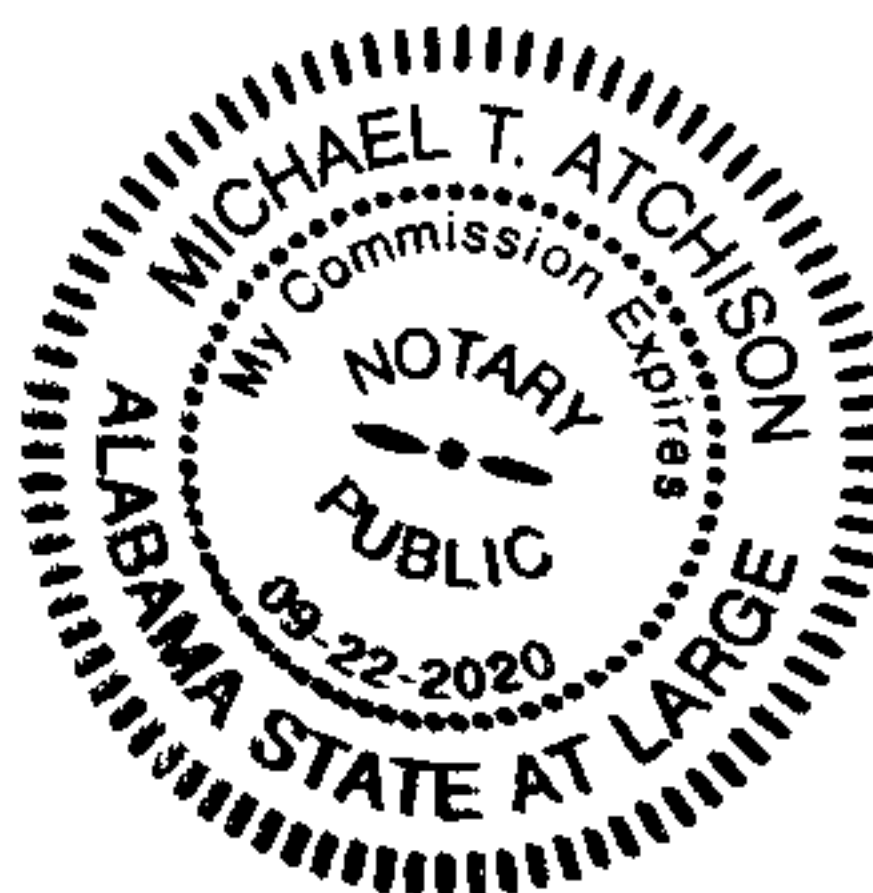
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jason Spinks as Managing Member of Western REI, LLC, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




20170406000116610 1/3 \$81.00
Shelby Cnty Judge of Probate, AL
04/06/2017 10:55:23 AM FILED/CERT

Shelby County, AL 04/06/2017
State of Alabama
Deed Tax: \$60.00

EXHIBIT "A"
LEGAL DESCRIPTION


Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama; thence North 00 degrees 00 minutes 31 seconds West, a distance of 816.46 feet to the SE corner of Lot 1 of Hickory Acres, as recorded in Map Book 46, Page 88, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 89 degrees 59 minutes 29 seconds West, a distance of 579.00 feet to the SW corner of above said Lot 1 of Hickory Acres; thence North 13 degrees 06 minutes 09 seconds East, a distance of 393.57 feet to the POINT OF BEGINNING; thence North 33 degrees 35 minutes 17 seconds West, a distance of 991.86 feet to the southerly R.O.W. line of North River Road; thence North 24 degrees 40 minutes 05 seconds East and along said R.O.W. line, a distance of 95.92 feet to a curve to the right having a radius of 410.72 feet, a central angle of 25 degrees 34 minutes 04 seconds and subtended by a chord which bears North 37 degrees 27 minutes 07 seconds East, and a chord distance of 181.76 feet; thence along the arc of said curve and said R.O.W. line, a distance of 183.28 feet; thence North 50 degrees 14 minutes 09 seconds East and along said R.O.W. line, a distance of 184.57 feet to a curve to the right, having a radius of 226.67, a central angle of 95 degrees 02 minutes 08 seconds and subtended by a chord which bears South 82 degrees 14 minutes 17 seconds East and a chord distance of 334.38 feet; thence along the arc of said curve and said R.O.W. line, a distance of 376.04 feet; thence South 34 degrees 42 minutes 43 seconds East and along said R.O.W. line, a distance of 80.47 feet to a curve to the left, having a radius of 272.74 feet, a central angle of 29 degrees 32 minutes 36 seconds and subtended by a chord which bears South 49 degrees 29 minutes 01 seconds East, and a chord distance of 139.08 feet; thence along the arc of said curve and said R.O.W. line, a distance of 140.63 feet to the NE corner of above said Lot 1 of Hickory Acres; thence South 13 degrees 06 minutes 09 seconds West and leaving said R.O.W. line, a distance of 1000.00 feet to the POINT OF BEGINNING.
Situated in Shelby County, Alabama.

Also:

15' non exclusive, Ingress/Egress Easement, lying 7.5' either side of and parallel to the following described centerline:

Commence at a rebar on the Easterly R.O.W. line of Bentley Circle, being NW Corner of Lot 2 of Shelby Shores, 1977 Addition, as recorded in Map Book 7, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama; thence along a chord of S28°23'50"E along said R.O.W. line a distance of 51.38' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N57°49'01"E and leaving said R.O.W. line, a distance of 53.97'; thence N52°43'08"E, a distance of 167.66'; thence N68°20'49"E, a distance of 12.51' to the waters edge of Lay Lake and the POINT OF ENDING OF SAID CENTERLINE.

Easement shall be for the use of Concrete ramp at the NE end of said easement. Said easement shall not be used for parking.


20170406000116610 2/3 \$81.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name	<u>Western REI, LLC</u>	Grantee's Name	<u>Enildo David Avila</u>
Mailing Address	<u>3360 Davey Allison Blvd</u> <u>Irvingtown AL</u>	Mailing Address	<u>209 Tattlers Trl</u> <u>Primo SC 29063</u>
Property Address	<u>0 North River Drive</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>March 13, 2017</u>
		Total Purchase Price	<u>\$60,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 March 20, 2017

Print Western REI, LLC

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20170406000116610 3/3 \$81.00
Shelby Cnty Judge of Probate, AL
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Form RT-1