

This Instrument was Prepared by:

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

File No.: S-17-23711

Send Tax Notice To: Edwin B. Lumpkin Jr.
100 Metro Parkway
Pelham AL 35124

WARRANTY DEED

20170418000131340 1/3 \$86.00
Shelby Cnty Judge of Probate, AL
04/18/2017 01:54:38 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Sixty Five Thousand Dollars and No Cents (\$65,000.00), 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, Hector E. Ramos Gomez, a Single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Edwin B. Lumpkin Jr., (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

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. No part of the homestead of the Grantor herein or his spouse.
Property is sold in "AS-IS" condition.

\$0.00 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.

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 14th day of April, 2017.

Hector E. Ramos Gomez
Hector E. Ramos Gomez

Shelby County, AL 04/18/2017
State of Alabama
Deed Tax: \$65.00

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 Hector E. Ramos Gomez, 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 14th day of April, 2017.

Mike T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-22-20

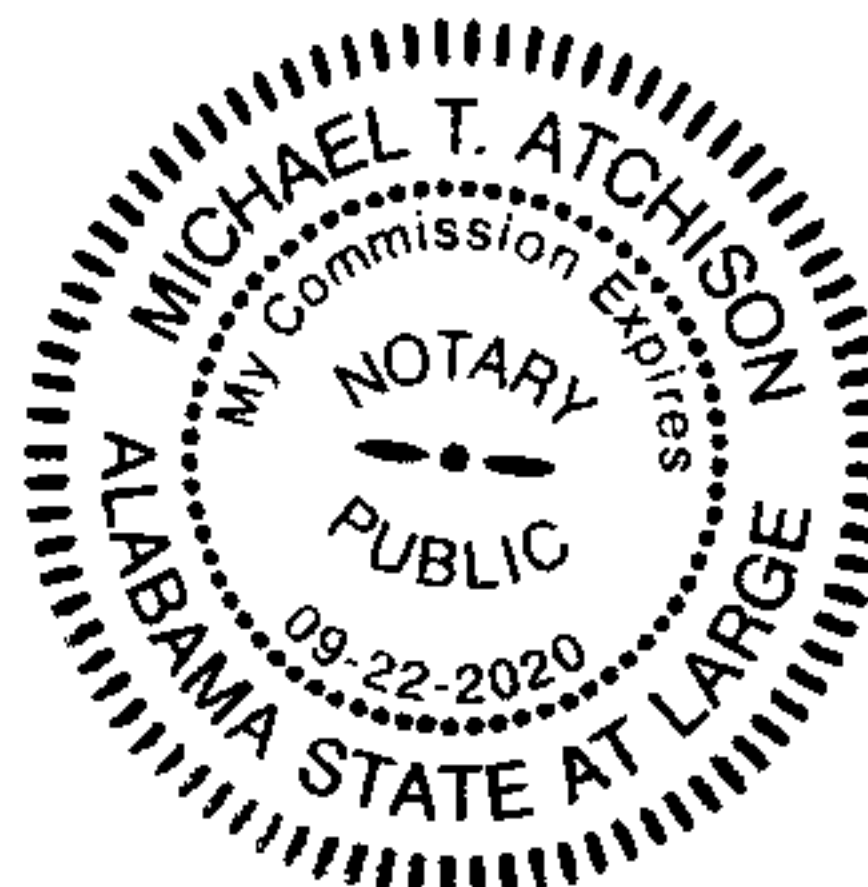


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 30, Township 21 South, Range 2 West; thence run North along said Quarter-Quarter line a distance of 153.38 feet; thence turn an angle of 94 degrees 24 minutes 10 seconds right and run a distance of 130.16 feet; thence turn an angle of 85 degrees 35 minutes 50 seconds right and run a distance of 217.15 feet to the North right of way of Hwy 12; thence turn an angle of 90 degrees 08 minutes 45 seconds right and run a distance of 131.64 feet along said right of way; thence turn an angle of 91 degrees 34 minutes 59 seconds right and run a distance of 74.12 feet to the point of beginning.
Situating in Shelby County, Alabama.



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20170418000131340 3/3 \$86.00
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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>Hector E. Ramos Gomez</u> | Grantee's Name | <u>Edwin B. Lumpkin Jr.</u> |
| Mailing Address | <u>5128 Cahaba Valley Rd</u> <u>13400 AL 35242</u> | Mailing Address | <u>100 Metro Parkway</u> <u>Pelham, AL 35124</u> |
| Property Address | <u>4159 Smokey Rd.</u> <u>Alabaster, AL 35007</u> | Date of Sale | <u>April 14, 2017</u> |
| | | Total Purchase Price | <u>\$65,000.00</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 April 12, 2017

Unattested

(verified by)

Print Hector E. Ramos Gomez

Sign

Hector E. Ramos
(Grantor/Grantee/Owner/Agent) circle one