

State of Alabama)
County of Shelby)

20170418000131700 1/2 \$61.00
Shelby Cnty Judge of Probate, AL
04/18/2017 03:22:08 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of two hundred fifteen ~~hundred and no~~ thousand and no/100 Dollars(\$215,000.00) being the contract sales price, in hand paid by the Grantees herein, the receipt whereof is acknowledged, Alfredo C. Rodriguez and spouse Felipa Rodriguez (Grantors) whose address is 10235 San Carlos Avenue, Apt C, South Gate, CA 90280 do grant, bargain, sell and convey unto James Casteel and Betty J. Casteel (Grantee) whose address is 123 Magnolia Ridge Circle, Chelsea, AL 35043 the following described real estate situated in Shelby County, Alabama to-wit:

LOT 449, ACCORDING TO THE MAP AND SURVEY OF WINDSTONE IV, AS RECORDED IN MAP BOOK 27, PAGE 55, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

123 Magnolia Ridge Circle, Chelsea, AL 35043

Subject to:

Ad valorem taxes due October 1, 2017.

Building line and easements shown on record map.

Covenant with Shelby County Health Department as set out in Instrument No. 2001-54658

Restrictive Covenants and Grant of Land Easement for Underground Facilities in Subdivision in favor of Alabama Power Company as recorded in Instrument No. 2001-42178

Easements, rights and privileges in favor of Alabama Power Company in Instrument No. 20040910000505560

Restrictions set forth in Windstone Amended and Restated Declaration of Protective Covenants as recorded in Instrument No. 2000-40161.

Terms and conditions as set out in Articles of Incorporation of Windstone Residential Association, Inc. as recorded in Instrument No. 20091112000421610, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.

\$172,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD unto the said GRANTEES as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention 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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said Grantors do for themselves, their heirs, successors and assigns covenant with said Grantees, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that that they will and their heirs, successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors has caused this conveyance to be executed this the 12 day of April, 2017


ALFREDO C. RODRIGUEZ


FELIPA RODRIGUEZ

Shelby County, AL 04/18/2017
State of Alabama
Deed Tax: \$43.00

CALIFORNIA
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On April 12, 2017, before me, Y. DETRINIDAD, Notary Public personally appeared ALFREDO C. RODRIGUEZ and spouse, FELIPA RODRIGUEZ who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their individual capacities and that by their signatures on the instrument executed the instrument.

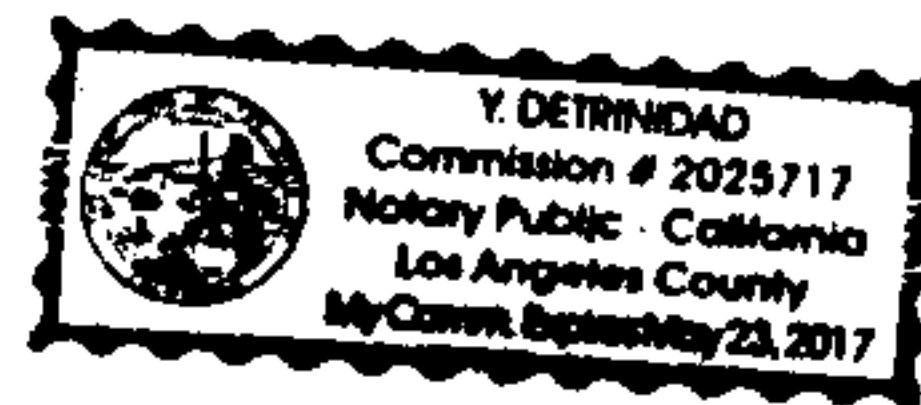
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Notary Seal

Y. Detrinidad

Signature of Notary Public



This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, AL 35209
205 879 3400
File 217063

Send Tax Notice to:
James Casteel
Betty J. Casrteel
123 Magnolia Ridge Circle
Chelsea, AL 35042
15-3-05-2-004-043.000



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