

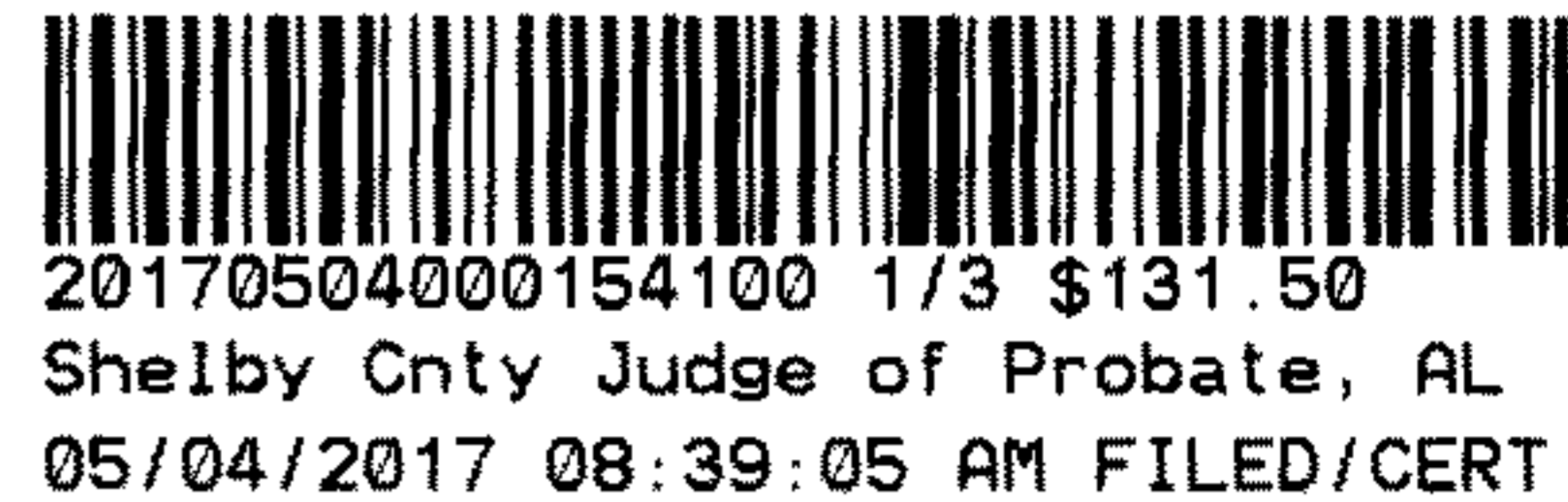
This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

(Description furnished by Grantor. No
survey examined and no title examination
made by this attorney)
Source of Title: Map Book 337, Page 708,
February 9, 1982, Judge of Probate, Shelby
County, Alabama.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **MARY ANNE GUINED**, an unmarried woman, hereinafter referred to as **GRANTOR**, do hereby grant, bargain, sell, convey, and warrant unto my grandson, **CHRISTOPHER A. GUINED**, an unmarried man, hereinafter referred to as **GRANTEE**, and reserving unto the Grantor, **MARY ANNE GUINED** a life estate in the following described property situated in Shelby County, Alabama, to-wit:

Commence on the SE corner of Section 13, Township 20 South, Range 3 West; thence run North along East line of said Section 13, a distance of 565.23 feet to the point of beginning; thence continue North along the East line of said section a distance of 424.77 feet; thence turn an angle of 88 deg. 30 min. to the left and run a distance of 93.57 feet; thence turn an angle of 74 deg. 38 min. to the left and run a distance of 442.14 feet; thence turn an angle of 105 deg. 49 min. to the left and run a distance of 221.82 feet to the point of beginning. Situated in the SE ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Rights claimed under the pipeline easements to Plantation Pipe Line Company as show by deed recorded in Deed Book 112, Page 328 and Deed Book 252, Page 603; (3) Rights claimed by Alabama Power Co. under the following transmission line permits recorded in Deed Book 127, Page 378 and Deed Book 232, Page 713; (4) Rights claimed by Shelby County under the public road right of way deed recorded in Deed Book 231, Page 185.

MARY ANNE GUINED, Grantor herein, is the surviving Grantee in deed recorded in Map Book 337, Page 708, of the Shelby County, Alabama, Probate Records. ROBERT F. GUINED, the other Grantee in said deed, died on June 29, 2014.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

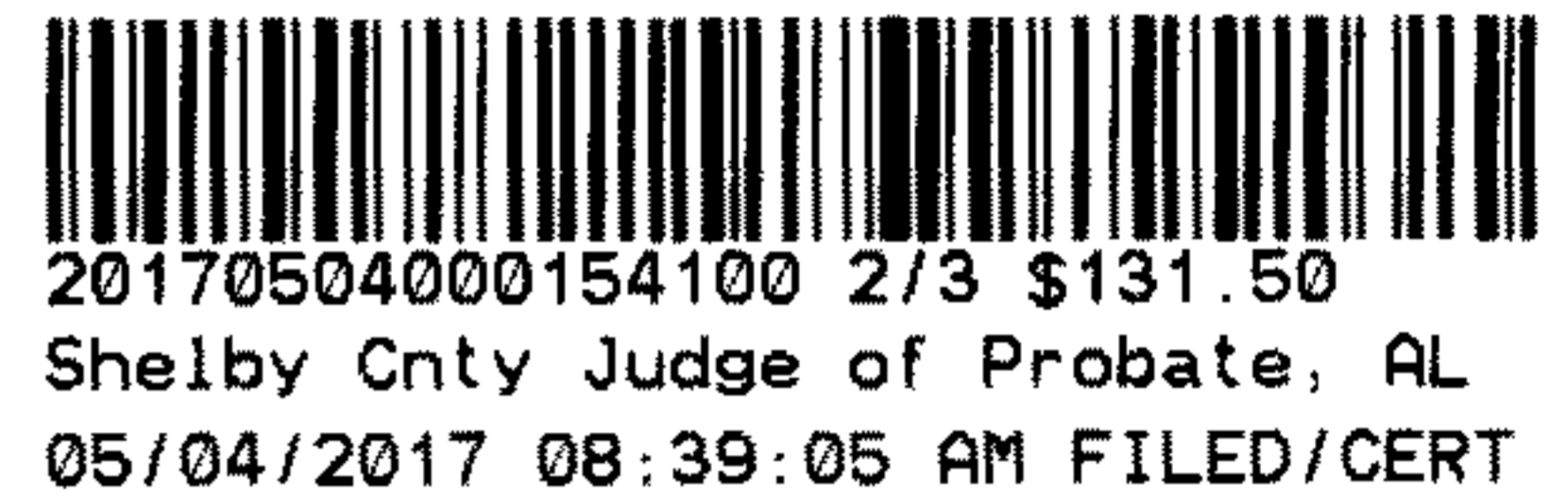
And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 20TH day of

April, 2017.

Mary Anne Guined (L.S.)
MARY ANNE GUINED

STATE OF ALABAMA)
SHELBY COUNTY)



I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that MARY ANNE GUINED, an unmarried woman, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of April, 2017.

Elizabeth A. Roland
Notary Public
My commission expires: 6/10/2018

Send tax notices to:
Mr. Christopher A. Guined
1269 Havenview Drive
Pelham, AL 35124

Real Estate Sales Validation Form

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

Grantor's Name Mary Anne Guined
Mailing Address 1269 Havenview Drive
Pelham, AL 35124

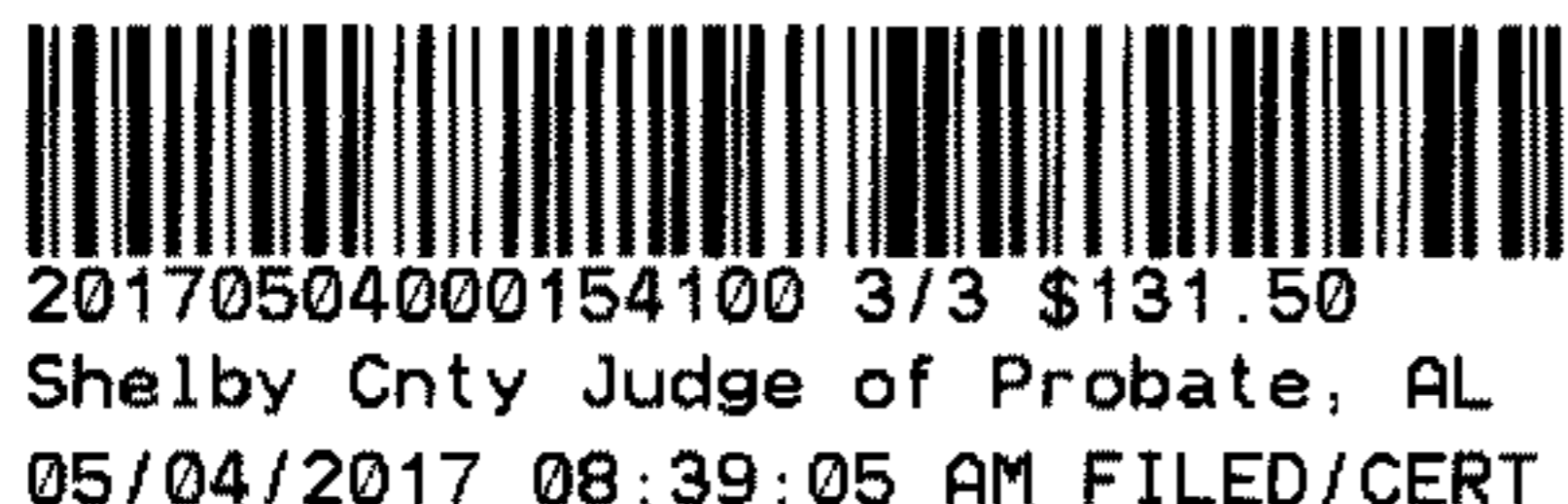
Grantee's Name Christopher A. Guined
Mailing Address 1068 7th Avenue SW
Alabaster, AL 35007

Property Address 1269 Havenview Drive
Pelham, AL 35124

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 110,100.00



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 Shelby County (AL) Tax Assessor's Office

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 April 20, 2017

Print MARY ANNE GUINED

Unattested

Sign Mary Anne Guined

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1