

Reli Settlement Solutions, LLC

3595 Grandview Parkway, Suite 275

Birmingham, Alabama 35243

Send tax notice to:

Atanacio Castillo and Araceli Castaneda-Castillo

7101 N. Highfield Dr.

Birmingham, AL 35242

BHM1700415

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20170510000163090

05/10/2017 02:28:44 PM

DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$207,500.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Edward C. Lee, a married man**, whose mailing address is 4335 Wind Song Ln., Trussville, AL 35173 (hereinafter referred to as "Grantors"), by **Atanacio Castillo and Araceli Castaneda-Castillo** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 35 acres m/l, Hwy. 25, Starrett, AL 35147, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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

IN WITNESS WHEREOF, Grantor Edward C. Lee has hereunto set his signature and seal on May 8, 2017.



Edward C. Lee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward C. Lee, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of May, 2017.

(NOTARIAL SEAL)


Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR 14, 2019



20170510000163090 05/10/2017 02:28:44 PM DEEDS 3/3
EXHIBIT "A"

A parcel of land situated in the SE $\frac{1}{4}$ of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the NW Corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 18 South, Range 2 East; Thence North 90 degrees 00 minutes 00 seconds East along the North line thereof a distance of 556.04 feet; thence South 38 degrees 16 minutes 21 seconds East a distance of 172.10 feet; thence South 30 degrees 14 minutes 21 seconds East a distance of 101.15 feet; thence South 38 degrees 28 minutes 21 seconds East a distance of 315.08 feet; thence South 62 degrees 27 minutes 21 seconds East a distance of 189.40 feet; thence South 44 degrees 33 minutes 21 seconds East a distance of 286.16 feet to a point on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence South 01 degrees 07 minutes 04 seconds West, along said East line, a distance of 531.16 feet; thence South 86 degrees 25 minutes 42 seconds West a distance of 373.12 feet; thence South 88 degrees 58 minutes 42 seconds West a distance of 226.20 feet to a point on the northeasterly right of way line of Alabama Hwy 25, said point being the point of a non tangent curve to the right having a radius of 300.00 feet, a central angle of 29 degrees 15 minutes 24 seconds, and subtended by a chord which bears North 57 degrees 26 minutes 02 seconds West, a chord distance of 151.53 feet; thence along said curve and right of way an arc distance of 153.19 feet; thence North 42 degrees 48 minutes 19 seconds West, along said right of way, a distance of 330.45 feet to the point of curve to the left having a radius of 496.06 feet, a central angle of 28 degrees 10 minutes 04 seconds and subtended by a chord which bears North 56 degrees 53 minutes 22 seconds West, a chord distance of 241.43 feet; thence along said curve and right of way an arc distance of 243.88 feet; thence North 70 degrees 58 minutes, 24 seconds West, along said right of way, a distance of 299.60 feet; to the point of curve to the right having a radius of 394.14 feet, a central angle of 45 degrees 36 minutes 41 seconds; and subtended by a chord which bears North 48 degrees 10 minutes 03 seconds West, a chord distance of 305.54 feet; thence along said curve and right of way an arc distance of 313.76 feet; thence North 25 degrees 21 minutes 43 seconds West, along said right of way, a distance of 620.56 feet to a point on the North line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 30; thence North 89 degrees 55 minutes 19 seconds East, along said North line, a distance of 661.79 feet to the Point of Beginning.

According to the Survey dated May 8, 2017 by William D. Callahan, Jr. AL Reg. No. 28251



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/10/2017 02:28:44 PM
\$228.50 CHERRY
20170510000163090

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the official text.