

Send tax notice to:
Juan David Samano-Alvarez and Mayely Gonzalez-Lara
2210 Massey Road
Alabaster, AL 35007
BHM1700617

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20170714000252720
07/14/2017 03:28:10 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Seventy Nine Thousand and 00/100 Dollars (\$79,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Tracy Mullinax, an unmarried woman**, whose mailing address is 5563 Double Oak Ln., Birmingham, AL 35242 (hereinafter referred to as "Grantors"), by **Juan David Samano-Alvarez and Mayely Gonzalez-Lara** (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, to-wit:

Commence at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 21 South, Range 2 West; thence run South 01 degrees 26 minutes 49 seconds East along the East line of said 1/4-1/4 for 332.27 feet; thence run North 63 degrees 02 minutes 53 seconds West for 230.37 feet; thence run North 72 degrees 34 minutes 50 seconds West for 188.18 feet to a point on the Southerly right of way line of Massey Road and the Point of Beginning; thence run along the arc of a curve to the left having a chord bearing of North 79 degrees 56 minutes 29 seconds West and a chord of 223.87 feet to a point; thence run South 01 degrees 21 minutes 12 seconds East for 239.43 feet to an iron pin; thence run North 89 degrees 54 minutes 54 seconds East for 219.82 feet to an iron pin; thence run North 01 degrees 26 minutes 49 seconds West for 200.00 feet to the Point of Beginning. Said parcel lying in the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 21 South, Range 2 West, Shelby County, Alabama.

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.

\$71,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 Tracy Mullinax has hereunto set her signature and seal on July 14, 2017.



Tracy Mullinax

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tracy Mullinax, 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 14th day of July, 2017.

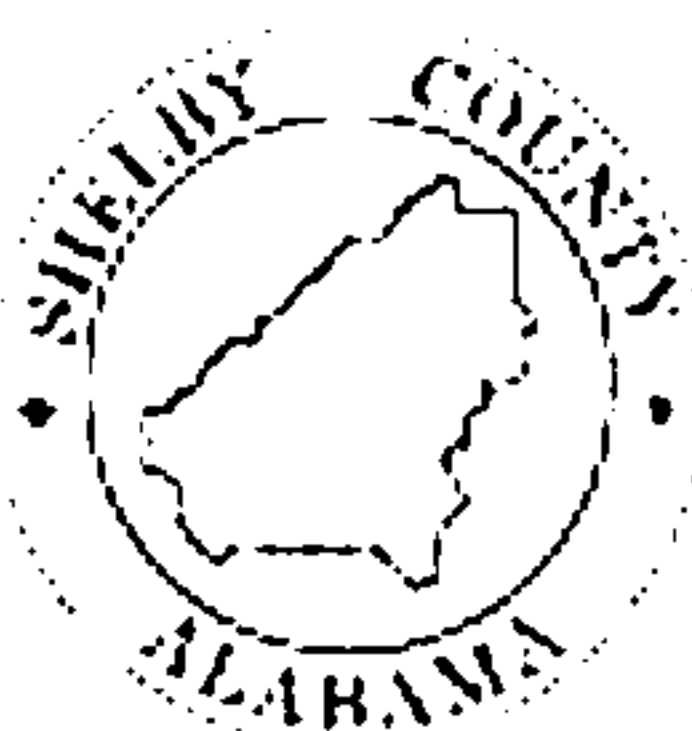
(NOTARIAL SEAL)



Notary Public

Print Name: CAITLIN HARDEE GRAHAM

Commission Expires: APR 14, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/14/2017 03:28:10 PM
\$26.00 CHERRY
20170714000252720

