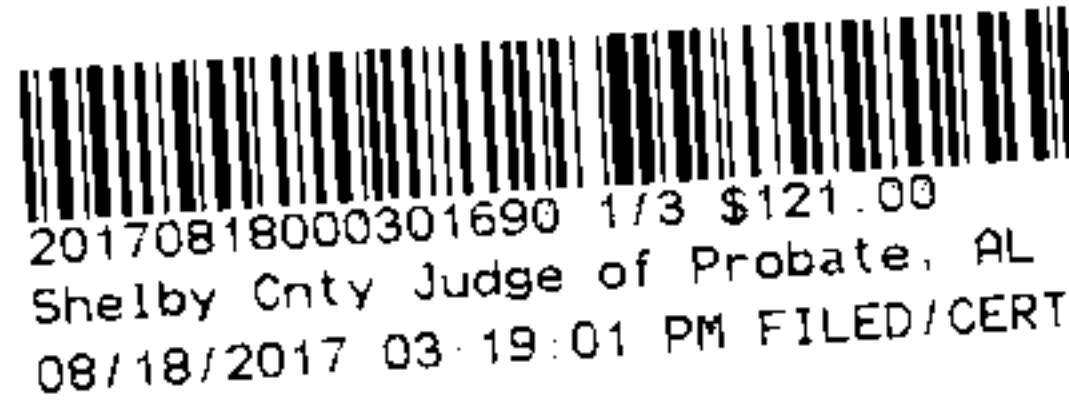


This Instrument was Prepared by:

Send Tax Notice To: Mario Vera Ruiz

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-17-24026



89 Kiefer Mill Rd
Montevallo, AL 35115

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Five Hundred Sixty Five Thousand + no/100 (\$565,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Torrealba Territories, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Mario Vera Ruiz**, (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

\$465,000.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its managing member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of August, 2017.

TORREALBA TERRITORIES, LLC

By: Deninson Torrealba
Managing Member

Shelby County, AL 08/18/2017
State of Alabama
Deed Tax \$100.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Deninson Torrealba as Managing Member of Torrealba Territories, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 15th day of August, 2017.

Mike T. Atchison
Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

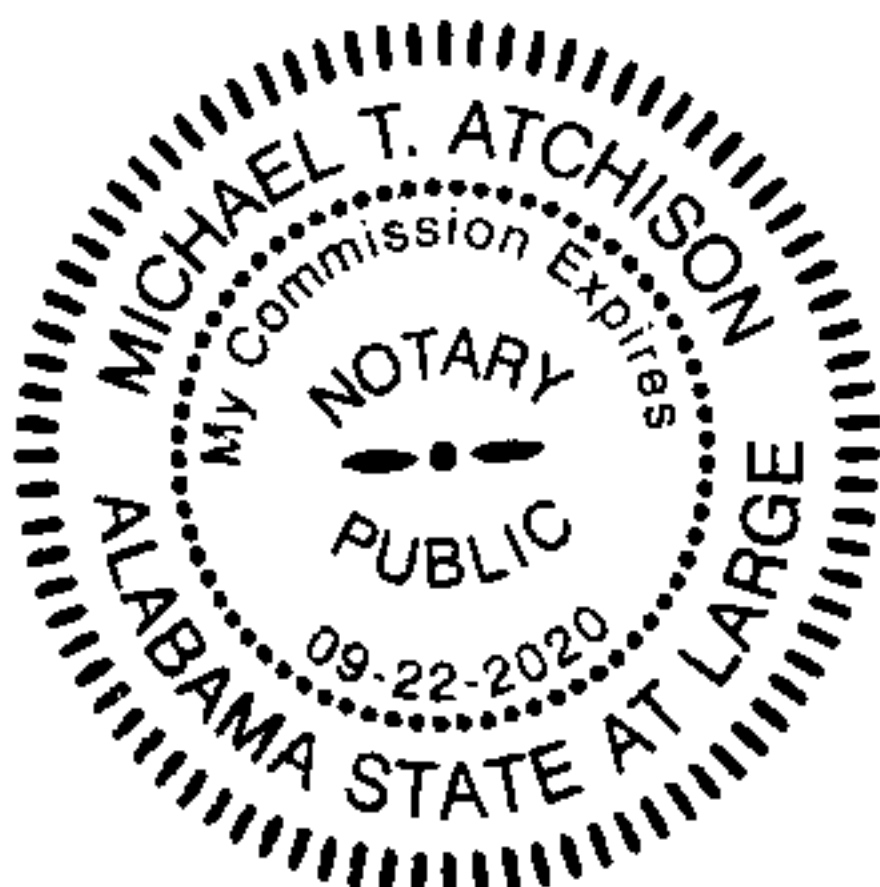


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

From the Northeast corner of Section 2, Township 21 South, Range 3 West, 669 feet South; thence North 83 degrees 30 minutes West 792 feet to the right of way of Birmingham and Montgomery Highway; thence North along said Highway 139 feet for a point of beginning; from said last named point, run North along right of way of Birmingham-Montgomery Highway 95 feet; thence South 87 degrees 45 minutes East 165 feet to an iron stob; thence South 95 feet to an iron stob; thence North 83 degrees 30 minutes West 165 feet to the point of beginning. Being in and a part of the NE 1/4 of NE 1/4 of Section 2, Township 21 South, Range 3 West.

LESS AND EXCEPT that portion conveyed from Louise Walker Hoskins, an unmarried woman, to L.O. Farris and Edith Nell Farris, husband and wife, by that certain deed recorded in Instrument #1996-27819, in Probate Office.

Parcel 2:

Begin at the Northeast corner of NE 1/4 of NE 1/4 of Section 2, Township 21 South, Range 3 West and run along said Section line South 423 feet to the Southeast corner of L.O. Farris lot and to the beginning point of the lot herein conveyed; thence continue South along said forty acre line 95 feet to the Northeast corner of a lot which is owned by the grantors; thence along the North line of said grantors lot run North 83 degrees 30 minutes West 598 feet, more or less, to the Southeast corner of a lot deeded to Foster F. Hoskins and Louise Walker Hoskins, as shown by deed recorded in Deed Book 120, Page 60, in the Probate Office of Shelby County, Alabama; thence North along the East line of said lot heretofore deeded to the Hoskins 95 feet to the South line of L.O. Farris lot; thence along same South 83 degrees 30 minutes East, 598 feet to the point of beginning.

Parcel 3:

Begin at the Northeast corner of Section 2, Township 21 South, Range 3 West, and run along said Section line South 518 feet to the Southeast corner of a lot deeded to Louise Walker Hoskins, by deed dated January 11, 1995, which deed is recorded in Deed Book 196, Page 49, in the Probate Office of Shelby County, Alabama, which point is the point of beginning of the lot herein conveyed; from said beginning point run South along said Section 139 feet to the Northeast corner of B.V. Tucker land; thence run South 83 degrees 30 minutes 792 feet to East right of way of Birmingham-Montgomery Highway; thence run in a Northerly direction along said right of way line 139 feet to the South line of Louise Walker Hoskins lot; thence run along the South line of said Louise Walker Hoskins lot, North 83 degrees 30 minutes East 792 feet, more or less, to the point of beginning.

LESS AND EXCEPT from Parcels 2 and 3, that certain property conveyed from William F. Hoskins, a married person, and Louise W. Hoskins, an unmarried person, to the City of Alabaster, Alabama, a municipal corporation, by deed dated June 15, 2006, recorded in Instrument #20061103000541790, in Probate Office..

ALSO:

A parcel of land in the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of Section 2, Township 21 South, Range 3 West; thence run in a Southerly direction along the East line of said 1/4 Section for a distance of 344.50 feet to the point of beginning; thence continue in the same said Southerly direction for a distance of 74.50 feet; thence turn an interior angle to the left of 84 degrees 22 minutes 02 seconds and run in a Westerly direction for a distance of 608.96 feet; thence turn a deflection angle to the left of 86 degrees 28 minutes 39 seconds and run in a Southerly direction for a distance of 3.00 feet; thence turn an interior angle to the left of 93 degrees 31 minutes 21 seconds and run in a Westerly direction for a distance of 115.00 feet; thence turn an interior angle to the left of 86 degrees 28 minutes 39 seconds and run in a Northerly direction for a distance of 73.79 feet; thence turn an interior angle to the left of 93 degrees 48 minutes 11 seconds and run in an Easterly direction for a distance of 712.31 feet to the point of beginning.

Situated in Shelby County, Alabama.



20170818000301690 2/3 \$121.00
Shelby Cnty Judge of Probate, AL
08/18/2017 03:19:01 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Torrealba Territories, LLC
Mailing Address _____

102 First ST N
ALABASTER AL 35114

Grantee's Name Mario Vera Ruiz
Mailing Address _____

89 Heeler Mill Rd
Montevallo AL 35115

Property Address 131-139 First Street
Alabaster, AL 35007

Date of Sale August 15, 2017
Total Purchase Price \$ 565,000.00

or

Actual Value _____


or

Assessor's Market Value _____

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


20170818000301690 3/3 \$121.00
Shelby Cnty Judge of Probate, AL
08/18/2017 03:19:01 PM FILED/CERT

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 August 14, 2017

Print Torrealba Territories, LLC

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one