

This Instrument prepared by:
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Send Tax Notice to:
Vicente's Automotive Paint & Body, LLC
1868 Hwy 86
Calera, AL 35040

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of one hundred twenty-five thousand and no/100 (\$125,000.00) DOLLARS, and other valuable consideration paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, George Carter, a single man, whose address is 164 Windsor Lane, Pelham, Alabama 35124 (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL & CONVEY unto Vicente's Automotive Paint & Body, LLC, an Alabama Limited Liability Company, its successors and assigns, which has an address is 1868 Hwy 86, Calera, Alabama 35040 (herein referred to as GRANTEE), the following described real estate, situated in the County of SHELBY and State of Alabama, to-wit:

Lot 1 according to the Map of Bud's Subdivision as said map is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 48 page 27.

Subject to:


1. Subject to Statutory right of redemption of Burble Burel Alexander and Annie Mae Alexander and all other parties lawfully entitled thereto pursuant to Title 6-5-257, et seq., Code of Alabama 1975 and amendments thereto, which rights of redemption arise from foreclosure of the mortgage from Burble Burel Alexander and Annie Mae Alexander to George Carter dated June 29, 1995, and recorded in Instrument number 1995-16128. Said foreclosure being held on June 29, 2017 as evidenced by Foreclosure Deed to George Carter dated June 29, 2017 and recorded in Instrument number 20170710000243750.
2. Taxes for the year 2017 and subsequent years, not yet due and payable.

Source of Title: Instrument number 20170710000243750.

The address of the property conveyed herein is 13646 Hwy 25, Calera, Alabama 35040.

\$100,000.00 of the purchase price paid herein was paid by mortgage filed simultaneously herewith.

Shelby County, AL 08/31/2017
State of Alabama
Deed Tax: \$25.00

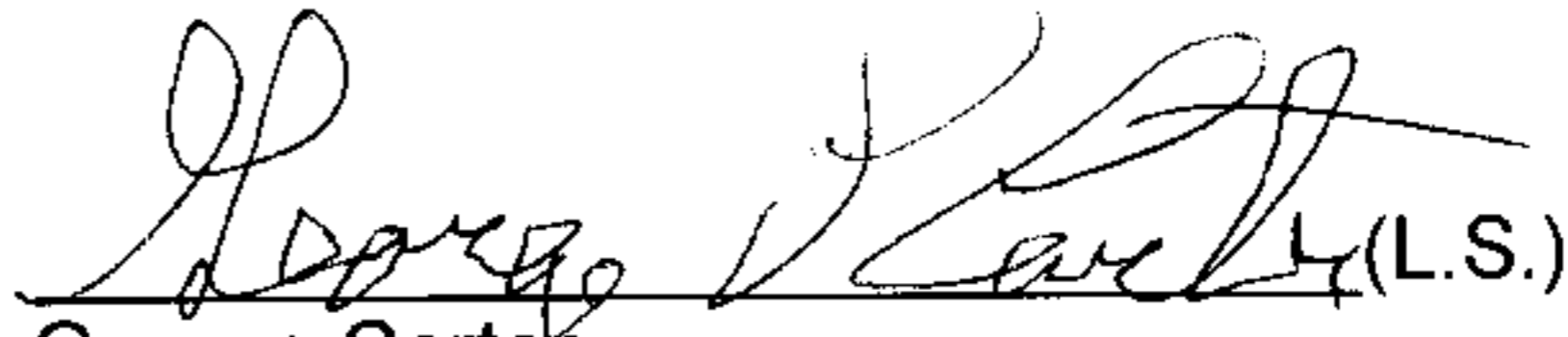

20170831000318790 1/2 \$43.00
Shelby Cnty Judge of Probate, AL
08/31/2017 01:53:38 PM FILED/CERT

No words or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantors do hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Vicente's Automotive Paint & Body, LLC, its successors and assigns, forever.

20 IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 20 day of August 2017.

WITNESS:


George Carter (L.S.)

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, a Notary Public in and for said State and County, hereby certify that George Carter, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed on the contents of the conveyance, he executed the same voluntarily and on the day the same bears date.

Given under my hand and official seal this the 20 day of August 2017.

SEAL


NOTARY PUBLIC
My Commission Expires: 9/8/2019

THE PREPARER OF THIS INSTRUMENT HAS ACTED AS
SCRIVENER ONLY.
THE PREPARER WAS NOT EMPLOYED TO EXAMINE THE TITLE TO
THE LAND, HAS NOT EXAMINED THE TITLE TO THE LAND AND
MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE
TO THE LAND CONVEYED HEREIN.



20170831000318790 2/2 \$43.00
Shelby Cnty Judge of Probate, AL
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