

This Instrument was Prepared By:  
Uvaldo Rivera  
98 High Ridge Trace  
Pelham, AL 35124

Send Tax Notice To:  
Jose De La Cruz Herrera Gomez  
433 Camp Branch Road  
Alabaster, AL 35007

**Without Title Opinion**  
**WARRANTY DEED**

THE STATE OF ALABAMA

COUNTY OF SHELBY

**Know All Men These Presents:**

That in consideration of Ten Thousand Dollars and No Cents (\$10,000.00) to the undersigned grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, We, **Uvaldo Rivera and Maria M. Rivera**, Husband and Wife, (herein referred to as Grantors,), grant, bargain, sell and convey unto **Jose De La Cruz Herrera Gomez** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**See Exhibit "A" Attached Hereto**

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded as detailed in that Deed recorded in the Shelby County Judge of Probate's Office as Instrument number 20120921000361490

1. The Subject Property Does Not Constitute the Homestead of the Grantors
2. Alabama Power Distribution Facilities Easement as Recorded in Instrument Number 20140213000040970.
3. Alabama Power Distribution Facilities Easement as Recorded in Instrument Number 20160211000044910

To have and to hold to the said grantees, their heirs and assigns forever, and we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our 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, we have hereunto set our hands and seals this 17<sup>th</sup> day of August, 2017.

Uvaldo Rivera (Seal)  
Uvaldo Rivera

Maria M. Rivera (Seal)  
Maria M. Rivera

THE STATE OF ALABAMA

SHELBY COUNTY

**General Acknowledgment**

I, Aurora G. Briones, a Notary Public, in and for said County in said State, hereby certify that Uvaldo Rivera and Maria M. Rivera, Husband and Wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 17<sup>th</sup> day of August, 2017.

Aurora G. Briones  
Notary Public

**Alabama State at Large**  
**Aurora G. Briones**  
**Commission Exp. 2-23-2021**

My Commission Expires

Shelby County, AL 09/12/2017  
State of Alabama  
Deed Tax: \$10.00

20170912000332620 1/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
09/12/2017 02:15:28 PM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOT 3 AND PART OF LOT 2, ACCORDING TO THE SURVEY OF CAMP BRANCH FARMS, AS RECORDED IN MAP BOOK 28, PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 53 MINUTES 29 SECONDS EAST A DISTANCE OF 1,308.71 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE NORTH 86 DEGREES 33 MINUTES 59 SECONDS EAST A DISTANCE OF 483.72 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 535.58 FEET, A CENTRAL ANGLE OF 12 DEGREES 28 MINUTES 28 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 23 DEGREES 35 MINUTES 52 SECONDS WEST, A CHORD DISTANCE OF 116.38 FEET; THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 116.51 FEET; THENCE SOUTH 29 DEGREES 50 MINUTES 06 SECONDS WEST, A DISTANCE OF 102.01 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,277.34 FEET, A CENTRAL ANGLE OF 13 DEGREES 44 MINUTES 38 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 22 DEGREES 57 MINUTES 47 SECONDS WEST A CHORD DISTANCE OF 305.67 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 306.41 FEET; THENCE SOUTH 16 DEGREES 05 MINUTES 28 SECONDS WEST, A DISTANCE OF 23.31 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,027.34 FEET, A CENTRAL ANGLE OF 08 DEGREES 07 MINUTES 30 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 12 DEGREES 01 MINUTES 42 SECONDS WEST A CHORD DISTANCE OF 145.56 FEET; THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 145.69 FEET; THENCE WEST, A DISTANCE OF 164.53 FEET; THENCE SOUTH 81 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 31.93 FEET; THENCE SOUTH 69 DEGREES 18 MINUTES 09 SECONDS WEST, A DISTANCE OF 34.60 FEET (DEED) 34.80 FEET (SURVEY); THENCE SOUTH 58 DEGREES 21 MINUTES 17 SECONDS WEST, A DISTANCE OF 58.12 FEET; THENCE SOUTH 51 DEGREES 36 MINUTES 40 SECONDS WEST A DISTANCE OF 51.65 FEET; THENCE SOUTH 64 DEGREES 56 MINUTES 03 SECONDS WEST A DISTANCE OF 16.64 FEET; THENCE SOUTH 87 DEGREES 14 MINUTES 31 SECONDS WEST, A DISTANCE OF 19.73 FEET; THENCE NORTH 64 DEGREES 33 MINUTES 53 SECONDS WEST, A DISTANCE OF 19.78 FEET; THENCE NORTH 44 DEGREES 50 MINUTES 37 SECONDS WEST, A DISTANCE OF 119.25 FEET; THENCE SOUTH 84 DEGREES 15 MINUTES 16 SECONDS WEST A DISTANCE OF 1,058.04 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 03 SECONDS WEST A DISTANCE OF 665.52 FEET TO THE POINT OF BEGINNING


LESS & EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 02 DEGREES 32 MINUTES 03 SECONDS EAST, A DISTANCE OF 665.52 FEET; THENCE NORTH 84 DEGREES 15 MINUTES 16 SECONDS EAST, A DISTANCE OF 1058.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 466.11 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CAMP BRANCH ROAD SAID POINT BEING THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1027.34 FEET, A CENTRAL ANGLE OF 02 DEGREES 56 MINUTES 14 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 09 DEGREES 26 MINUTES 04 SECONDS WEST, A CHORD DISTANCE OF 52.66 FEET; THENCE SOUTHERLY ALONG THE CURVE AND SAID RIGHT OF WAY, AN ARC DISTANCE OF 52.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST AND LEAVING SAID RIGHT OF WAY, A DISTANCE OF 164.53 FEET; THENCE SOUTH 81 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 31.93 FEET; THENCE SOUTH 69 DEGREES 18 MINUTES 09 SECONDS WEST, A DISTANCE OF 34.60 FEET; THENCE SOUTH 58 DEGREES 21 MINUTES 17 SECONDS WEST, A DISTANCE OF 58.12 FEET; THENCE SOUTH 51 DEGREES 36 MINUTES 40 SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE SOUTH 64 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 16.64 FEET; THENCE SOUTH 87 DEGREES 14 MINUTES 31 SECONDS WEST, A DISTANCE OF 19.73 FEET; THENCE NORTH 64 DEGREES 33 MINUTES 53 SECONDS WEST, A DISTANCE OF 19.78 FEET; THENCE NORTH 44 DEGREES 50 MINUTES 37 SECONDS WEST, A DISTANCE OF 119.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL THAT PORTION OF THE SUBJECT PROPERTY WHICH LIES TO THE EAST OF THE 2.5 FEET (PLUS OR MINUS) WIDE CREEK AS SHOWN ON THE SURVEY OF LAURENCE D. WEYGAND DATED DECEMBER 30, 2005, EXCEPT THE SOUTHERLY PORTION THAT LIES BETWEEN THE SAID CREEK AND RUNS 250 FEET ALONG CAMP BRANCH ROAD.

SITUATED IN SHELBY COUNTY, ALABAMA.

  
20170912000332620 2/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
09/12/2017 02:15:28 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 Uvaldo Rivera  
Mailing Address 98 High Ridge Trace  
Pelham, AL 35124

Grantee's Name Jose De la Cruz  
Mailing Address 433 Camp Branch Rd  
Alabaster, AL 35007

Property Address 433 Camp Branch  
Alabaster AL 35007

Date of Sale 8/17/17  
Total Purchase Price \$ 10,000  
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

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 9/12/17

Unattested

(verified by)

Print Jose De la Cruz Herrera Gomez

Sign Jose De la Cruz Herrera Gomez

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170912000332620 3/3 \$31.00  
Shelby Cnty Judge of Probate, AL  
09/12/2017 02:15:28 PM FILED/CERT