

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Remigio Villanueva and
Nora Villanueva-Navarro
76 White Oak Street
Montevallo, AL 35115

**STATE OF ALABAMA
COUNTY OF SHELBY**

**20171205000435960
12/05/2017 01:46:13 PM
DEEDS 1/3**

Know All Men by These Presents: That in consideration of **Fifty-Three Thousand and no/100 Dollars (\$53,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **GBEL, LLC**, (herein referred to as Grantor), grant, bargain, sell and convey unto **REMIGIO VILLANUEVA and NORA VILLANUEVA-NAVARRO** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

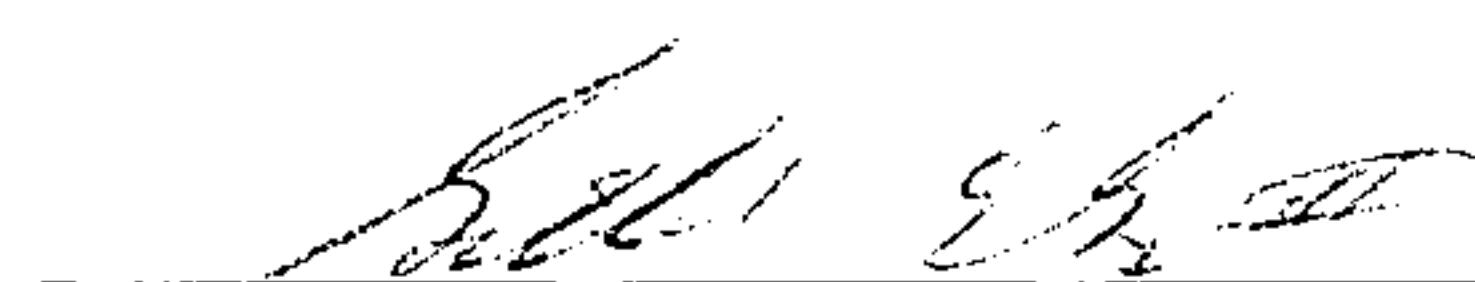
Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Gilbert E. Gray, II**, its **Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 11th day of October, 2017.

GBEL, LLC



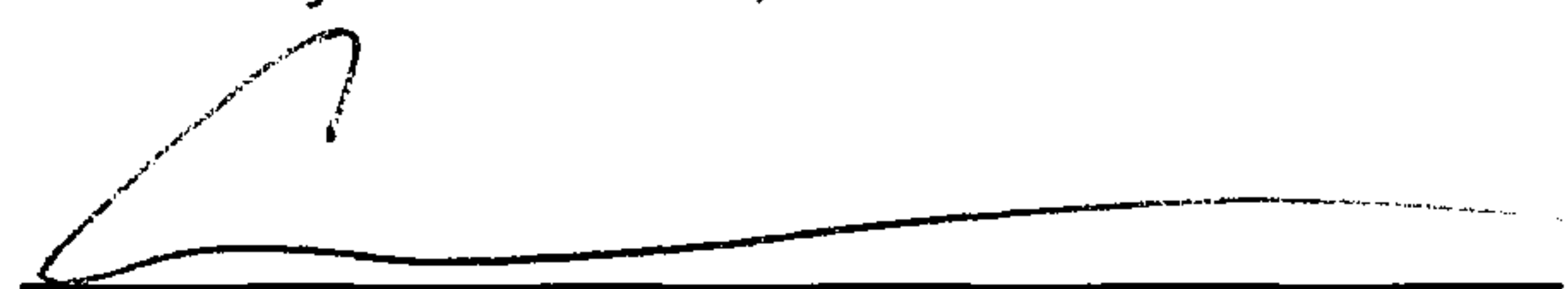
BY: Gilbert E. Gray, II, Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **Gilbert E. Gray, II**, whose name as **Member** of **GBEL, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 11th day of October, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

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A parcel of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ and run in an easterly direction along the North line of said section for a distance of 384.85 feet to a point; thence deflect 85 degrees 46 minutes 45 seconds and run to the right in a southerly direction for a distance of 238.38 feet to the point of beginning of herein described parcel. Thence continue along last described course southerly direction for a distance of 159.75 feet to a point; thence deflect 113 degrees 26 minutes 00 seconds and run to the left and in a northeasterly direction for a distance of 132.06 feet to a point; thence deflect 30 degrees 19 minutes 30 seconds and run to the right in an easterly direction for a distance of 147.24 feet to a point; thence deflect 98 degrees 21 minutes 10 seconds and run to the left and in a northwesterly direction for a distance of 111.54 feet to a point; thence deflect 79 degrees 33 minutes 00 seconds and run to the left and in a northwesterly direction for a distance of 160.34 feet to a point; thence deflect 15 degrees 15 minutes 20 seconds and run to the left and in a southwesterly direction for a distance of 106.77 feet to the point of beginning.

PARCEL NUMBER: 36-1-11-0-001-010.001

Real Estate Sales Validation Form

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

Grantor's Name	GBEL, LLC	Grantee's Name	REMIGIO VILLANUEVA
Mailing Address	127 Sterling Park Dr. Alabaster, AL 35007	Mailing Address	NORA VILLANUEVA-NAVARRO 76 White Oak Street Montevallo, AL 35115
Property Address	76 White Oak Street Montevallo, AL 35115	Date of Sale	October 11, 2017
		Total Purchase Price \$	53,000.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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.

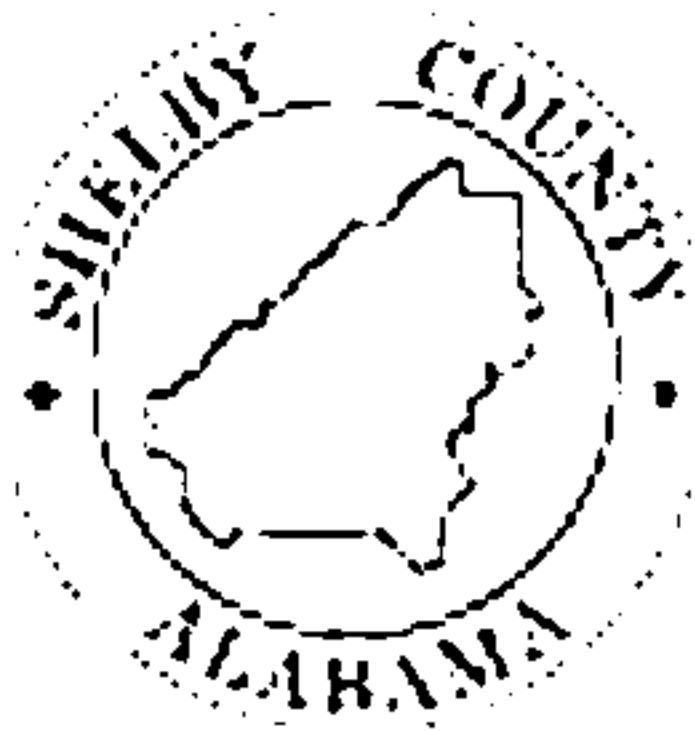
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/05/2017 01:46:13 PM
\$74.00 CHERRY
20171205000435960

[Signature]