

Send tax notice to:
VICTOR M ORNELAS
195 BENT CREEK DRIVE
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2017717

Shelby COUNTY

20171219000451560
12/19/2017 10:55:11 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Twenty-One Thousand and 00/100 Dollars (\$321,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is: PO BOX 612, HELENA, AL 35080** (hereinafter referred to as "Grantor") by VICTOR M ORNELAS and MARIBEL RAMOS **whose property address is: 195 BENT CREEK DRIVE, CHELSEA, AL, 35043** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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:

Lot 65, according to the Map and Survey of Bent Creek Subdivision, Sector 2, Phase 2, as recorded in Map Book 47, Page 25, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not due and payable until October 1, 2017.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights
3. Subject to covenants, conditions and as set forth in the document recorded in Instrument No. 20170112000016100, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
4. Grant of Easement in Land for an underground subdivision in favor of Alabama Power Company as recorded in Instrument No. 20161021000387050.
5. Grant of Land Easement and Restrictive Covenants for underground facilities in subdivision in favor of Alabama Power Company as recorded in Instrument No. 20051031000564180; Instrument No. 20061212000600960 and Instrument No. 20060630000315120.
6. Easement to BellSouth Telecommunications, Inc. as recorded in Instrument No. 20051212000641700, in the Probate Office of Shelby County, Alabama.
7. Easements and building lines as shown on recorded map.

\$256,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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 hereby 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.

IN WITNESS WHEREOF, the said Grantor, SIERRA BUILDING COMPANY, LLC, by BILLY GOSSETT, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 15th day of December, 2017.

SIERRA BUILDING COMPANY, LLC

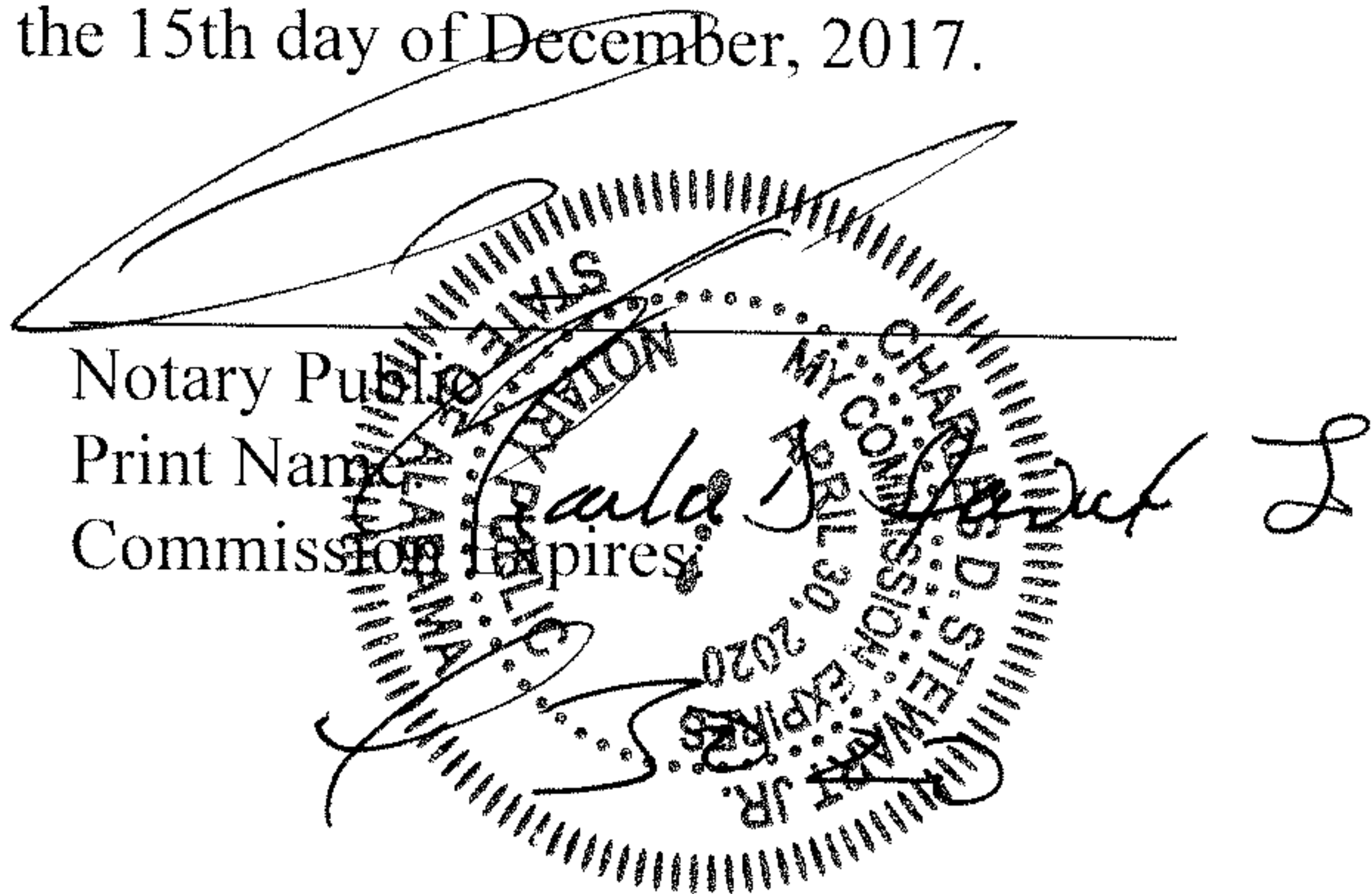
BY: BILLY GOSSETT
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY GOSSTEE, whose name as MEMBER of SIERRA BUILDING COMPANY, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said limited liability company

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

Notary Public
Print Name
Commission Expires



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/19/2017 10:55:11 AM
\$82.50 CHERRY
20171219000451560

