

This Instrument was Prepared by:

D Barron Lakeman, LLC
AL

File No.: 170503

Send Tax Notice To: Brandon Wiman
814 Edwards Drive
Helena, AL 35080

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Thousand Dollars and No Cents (\$90,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ezequiel Herenu and Bonnie Beverly Herenu, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brandon Wiman**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 814 Edwards Drive, Helena, AL 35080**; to wit;

A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the West line of said Quarter – Quarter for a distance of 847.49 feet to a point; thence deflect an angle right 87 degrees 28 minutes 07 seconds and run East for a distance of 808.02 feet to a point; thence deflect an angle right of 92 degrees 31 minutes 53 seconds and run South for a distance of 190.13 feet to an iron pin set, said point being the Point of Beginning; thence continue along last course for a distance of 126.61 feet to an iron pin set; thence deflect an angle right of 101 degrees 51 minutes 00 seconds and run Northwesterly for a distance of 102.18 feet to an iron pin set; thence deflect an angle right of 101 degrees 51 minutes 00 seconds and run North for a distance of 105.63 feet to an iron set; thence deflect an angle right of 83 degrees 00 minutes 00 seconds and run East for a distance of 100.00 feet to the Point of Beginning. 25.0 foot ingress-egress easement:

A strip of land lying in the Northeast Quarter of the Northwest Quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the above described parcel; thence run West along the North line of said parcel for a distance of 51.74 feet to a point, said point being the centerline and the Point of Beginning of the following described 15.0 feet easement; thence deflect an angle right of 73 degrees 16 minutes 15 seconds and run a distance of 24.36 feet to a point; thence deflect an angle right of 28 degrees 36 minutes 28 seconds and run a distance of 46.38 feet to a point; thence deflect an angle left of 2 degrees 06 minutes 49 seconds and run a distance of 46.25 feet to a point; thence deflect an angle left of 30 degrees 26 minutes 45 seconds and run a distance of 23.84 feet to a point; thence deflect an angle left of 33 degrees 14 minutes 12 seconds and run a distance of 46.20 feet to the Southerly right of way of Shelby County Highway # 261, having an 80.00 foot right of way and the end of said 25.0 foot easement.

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

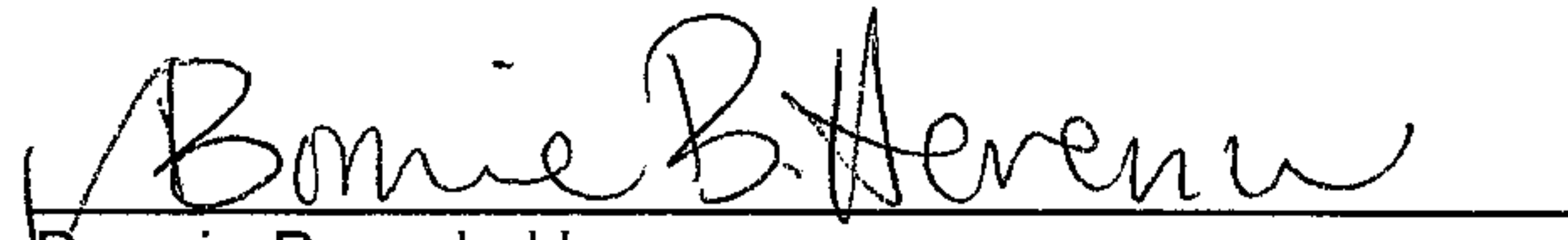
\$88,369.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of December, 2017.


Ezequiel Herenu

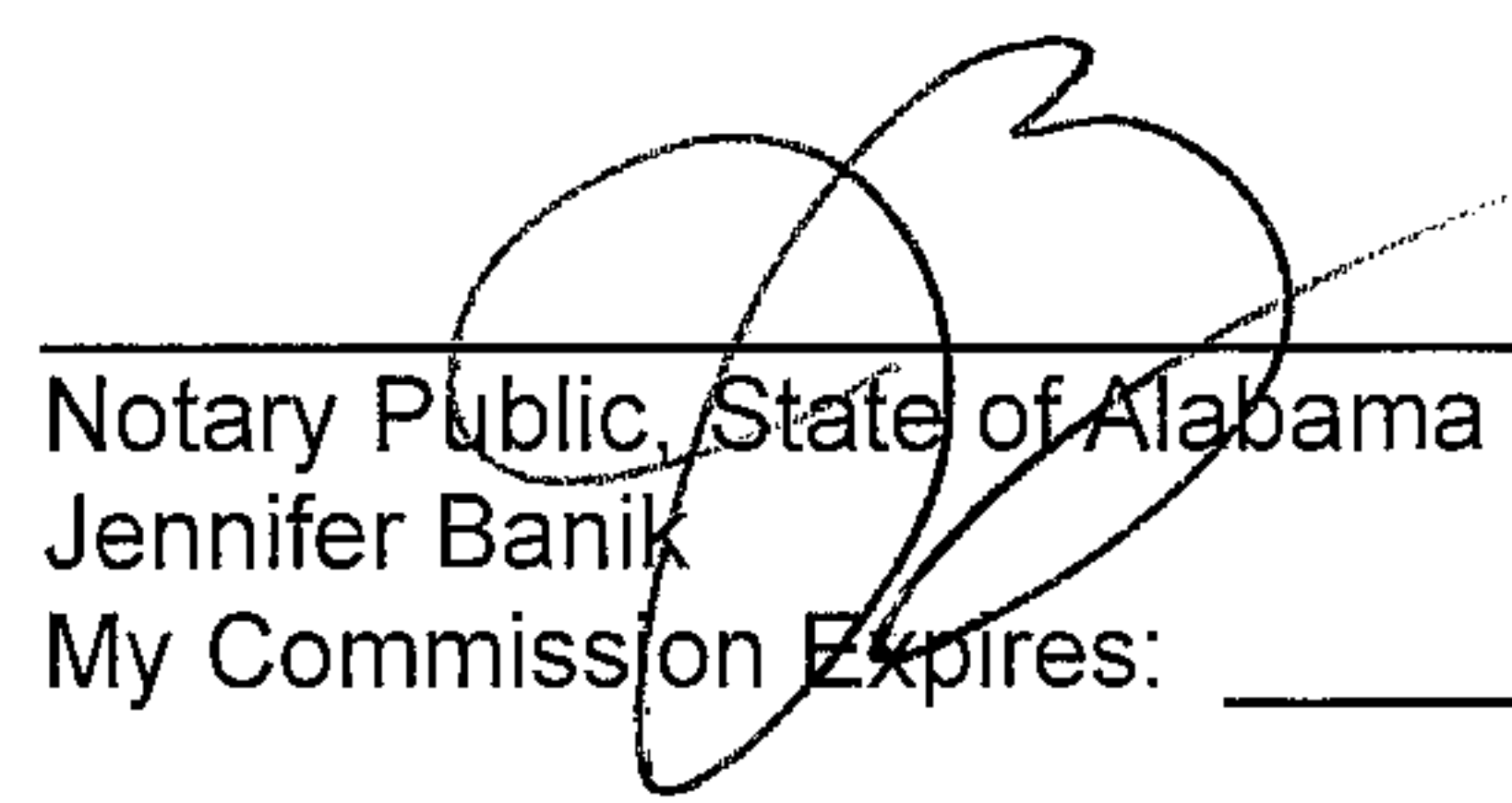

Bonnie Beverly Herenu

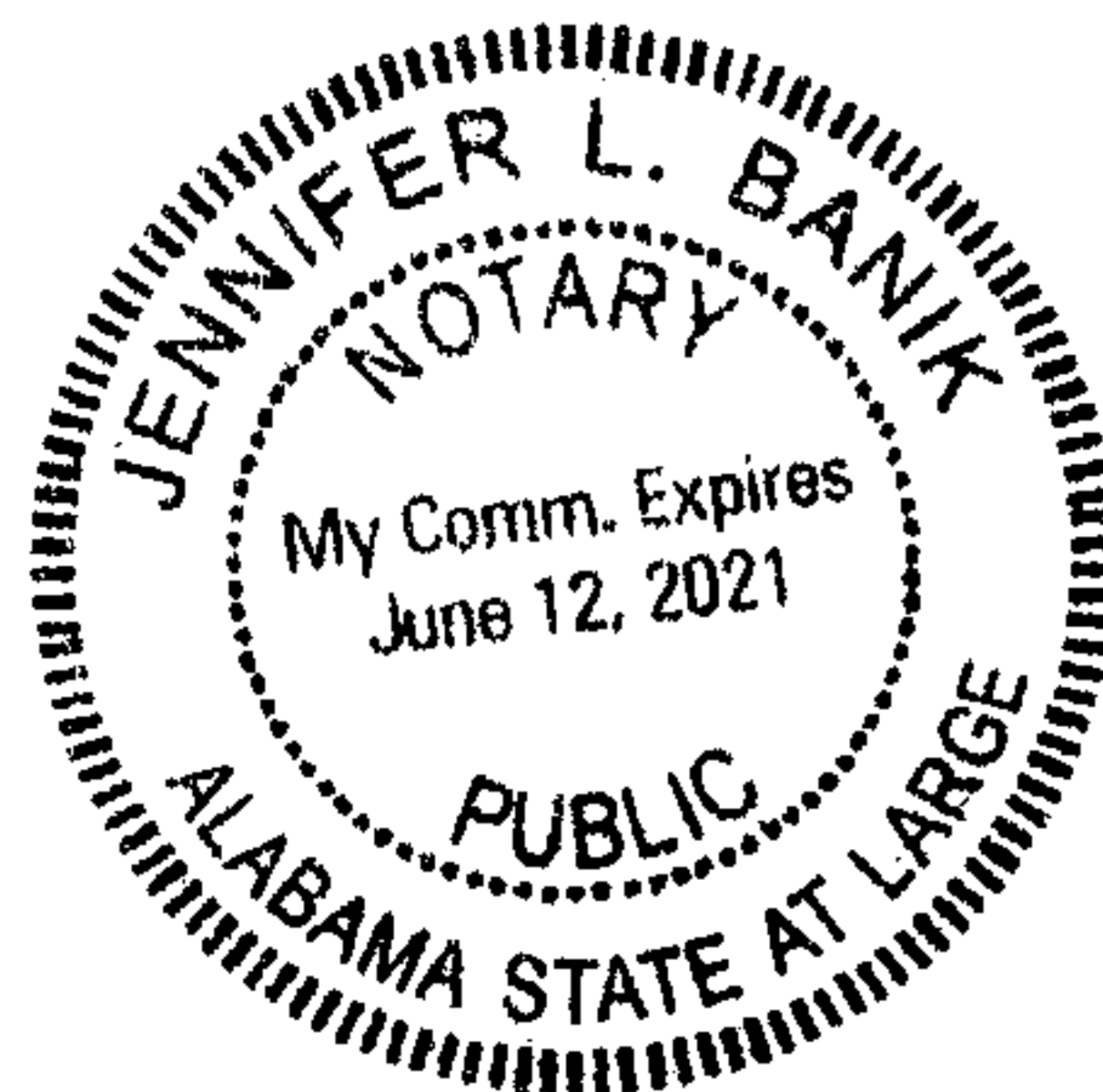
State of Alabama

County of Jefferson

I, Jennifer Banik, a Notary Public in and for the said County in said State, hereby certify that Ezequiel Herenu and Bonnie Beverly Herenu, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of December, 2017.


Notary Public, State of Alabama
Jennifer Banik
My Commission Expires: 6/12/21



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Ezequiel Herenu & Bonnie Beverly</u>	Grantee's Name	<u>Brandon Wiman</u>
Mailing Address	<u>Herenu</u> <u>814 Edwards Drive,</u> <u>Helena, AL 35080</u>	Mailing Address	<u>814 Edwards Drive,</u> <u>Helena, AL 35080</u>
Property Address	<u>814 Edwards Drive,</u> <u>Helena, AL 35080</u>	Date of Sale	<u>12/29/2017</u>
		Total Purchase Price	<u>\$ 90,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 01/03/2018

Print Jim McLean

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
 01/03/2018 04:05:28 PM
 \$23.00 CHERRY
 20180103000003490

Jim McLean