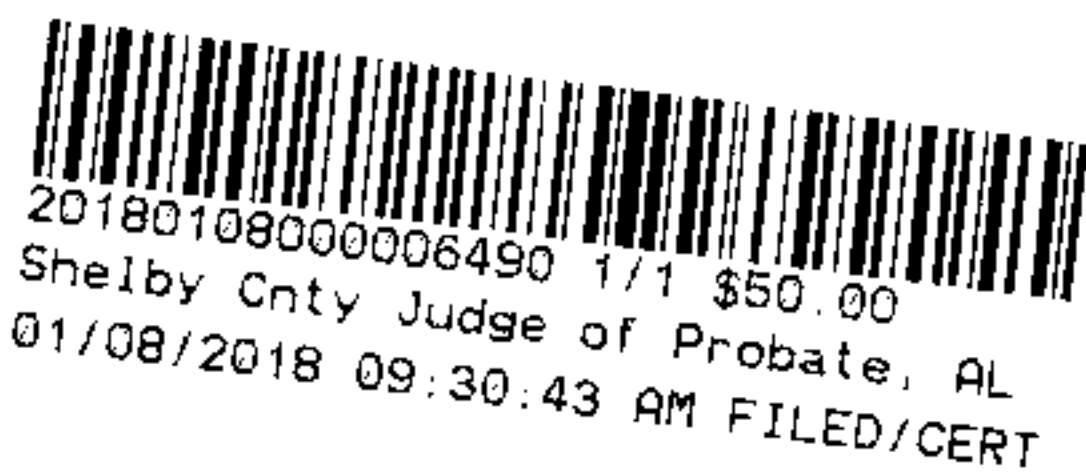


This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-12-5493
Documentary Evidence: Sales Contract

Send Tax Notice To:
Ernesto Valladares
PO Box 866
Fultondale, AL 35068

(Grantees' Mailing Address)

WARRANTY DEED



STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Thirty-Five Thousand and 00/100 Dollars (\$35,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **Jerry Moton**, an unmarried individual, and **Vera Moton Carroll**, an unmarried individual, (hereinafter referred to as “Grantors”) do by these presents grant, bargain, sell, and convey unto **Ernesto Valladares**, (hereinafter referred to as “Grantee”), the following described real estate situated in **Shelby County, Alabama**, to-wit:

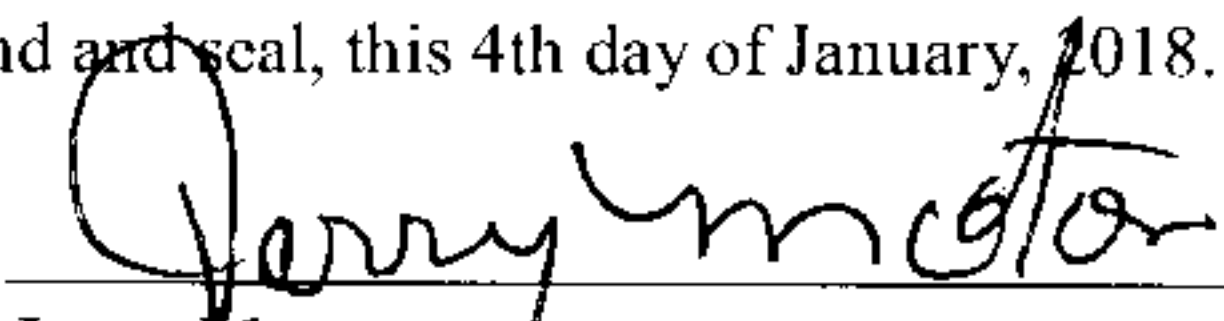
Tract Number 428, according to map of Lloyd Realty Company, and all that part of the East Half of the Northwest Quarter of the Southeast Quarter (E 1/2 of NW 1/4 of SE 1/4) of Section 20, Township 22, Range 2 West, lying west of Buxahatchie Creek and north of the old Montevallo and Calera dirt road. Being situated in Shelby County, Alabama.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors do have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 4th day of January, 2018.



Jerry Moton (Seal)



Vera Moton Carroll (Seal)

Shelby County, AL 01/08/2018
State of Alabama
Deed Tax: \$35.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerry Moton**, an unmarried individual, and **Vera Moton Carroll**, an unmarried individual, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 4th day of January, 2018.



Notary Public
My Commission Expires: 3/26/2018

Grantors' Mailing Address:
1097 Packard Dr
Akron, OH 44320

