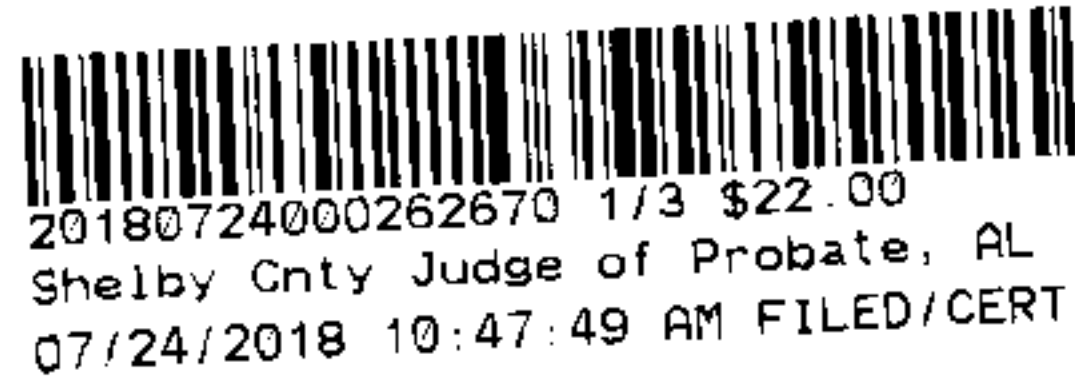


This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080



Send Tax Notice to:
Jacob Lewis & Mariss Groulx
7489 HWY 155
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND (\$127,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Antonio Sanchez**, a married man (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jacob Lewis**, an unmarried man, and **Marissa A. Groulx**, an unmarried woman (hereinafter referred to as GRANTEES), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel of land situated in Southwest $\frac{1}{4}$ of Section 7, Township 24 North, Range 13 East, described as follows:

Begin at the center of the Southwest $\frac{1}{4}$ of said Section 7 and proceed in a Southeasterly direction along a line making an angle of 17 degrees 57 minutes to the left from the West side of Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of said Section 7, a distance of 496.4 feet to a point on the Southwest right of way of paved highway for the Point of Beginning of said tract; thence at an angle to the left of 11 degrees 09 minutes and along said right of way a distance of 150 feet; thence at an angle of 90 degrees 00 minutes to the right a distance of 208.7 feet; thence at an angle of 90 degrees 00 minutes to the right a distance of 150.0 feet; thence at an angle to the right 90 degrees 00 minutes a distance of 208.7 feet to the Point of Beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due

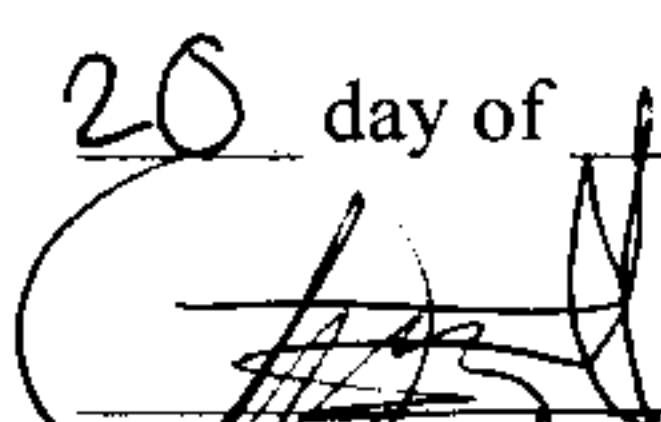
for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

This property is not the homestead of GRANTOR or GRANTOR'S Spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the

20 day of July, 2018.


Antonio Sanchez

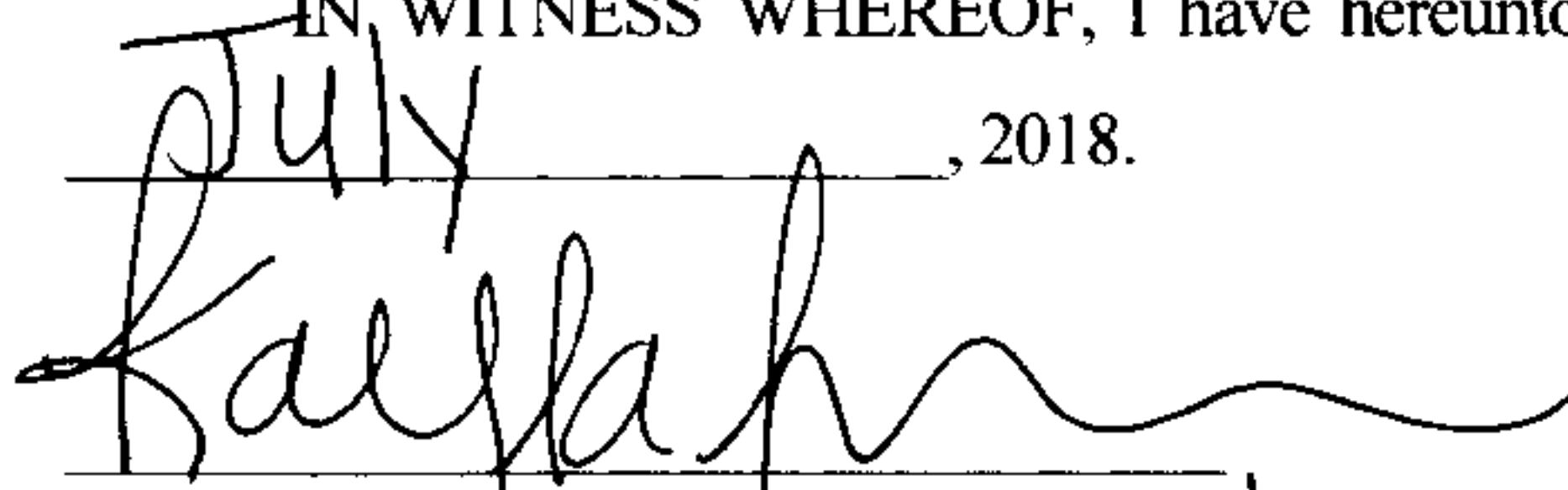
STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Antonio Sanchez**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of July, 2018.


Notary Public
My Commission Expires: 6/25/22

KAYLA MEADOW
Notary Public, Alabama State at Large
My Commission Expires 6/25/22



20180724000262670 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/24/2018 10:47:49 AM 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 Antonio Sanchez
Mailing Address 451 Smokey RD
Alabaster, AL 35007

Grantee's Name Jacob Lewis Marissa A. Groulx
Mailing Address 7489 HWY 155
Montevallo, AL 35115

Property Address 7489 HWY 155
Montevallo, AL 35115

Date of Sale 07/20/2018
Total Purchase Price \$127,000.00
or
Actual Value \$



20180724000262670 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/24/2018 10:47:49 AM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 07/20/2018

Unattested
(verified by)

Print Gayla Meadows
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1