

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Martin Zamora

3419 Hwy 31 South
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of NINETY FIVE THOUSAND and 00/100 Dollars (\$95,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, JOSEF W. BURROUGHS and ELIZABETH BURROUGHS, husband and wife, and ALFRED BURROUGHS, a married man, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto MARTIN ZAMORA, a married man, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2018 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions; (5) That certain Mortgage and Security Agreement from Josef W. Burroughs and Elizabeth Burroughs to Central State Bank dated January 13, 2005 and recorded I Instrument No. 20050124000034670 in the Probate Office of Shelby County, Alabama.

Josef W. Burroughs is one and the same person as Josef Burroughs.

Subject property does not constitute the homestead of Grantors nor that of their spouses.

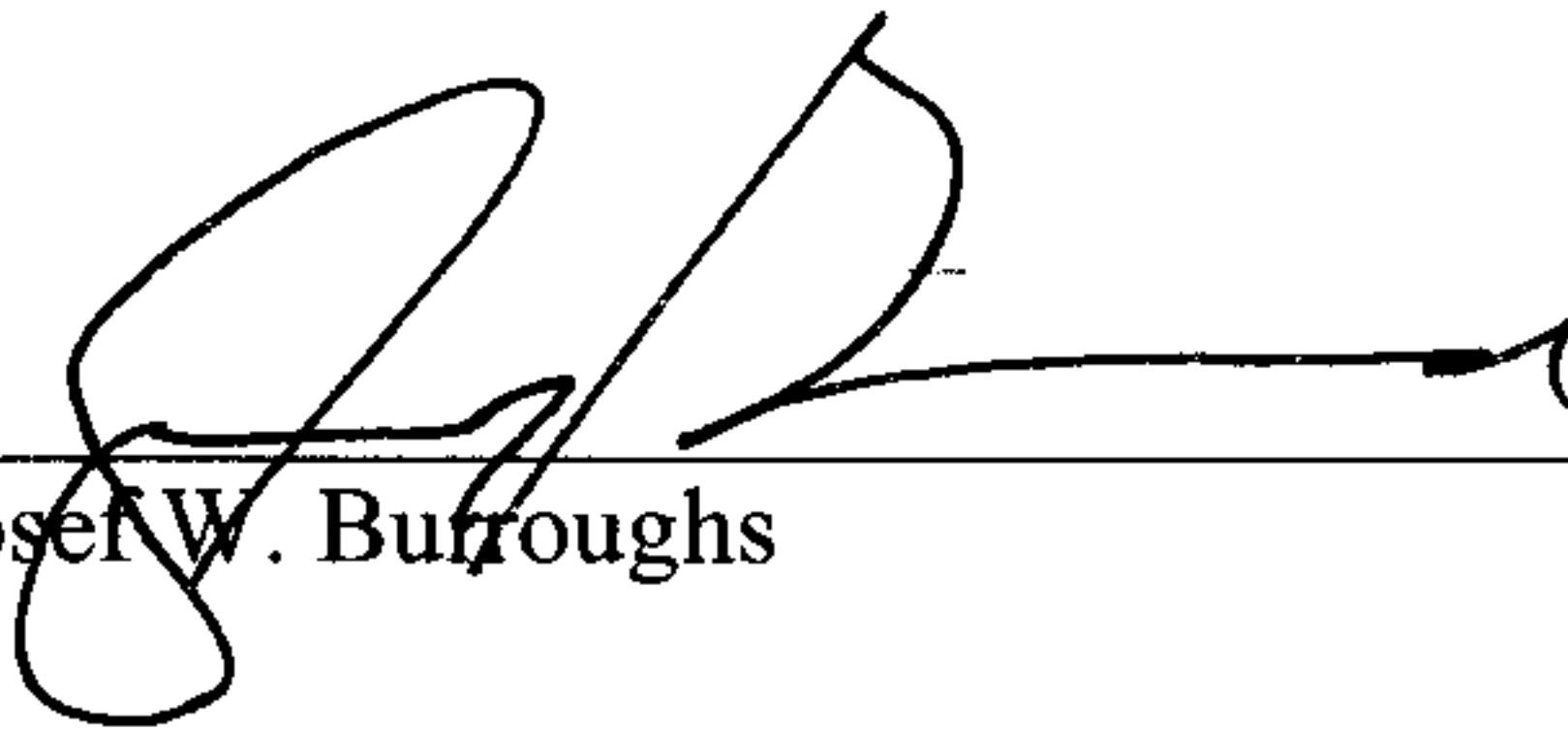
\$85,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.


TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

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

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 17 day of August, 2018.


Josef W. Burroughs


Elizabeth Burroughs


Alfred Burroughs

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Josef W. Burroughs, Elizabeth Burroughs and Alfred Burroughs, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of August, 2018.


NOTARY PUBLIC

My Commission Expires 8-25-19



20180828000308210 2/5 \$37.00
Shelby Cnty Judge of Probate, AL
08/28/2018 09:46:01 AM FILED/CERT

EXHIBIT "A"

Parcel I

A part of the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of said Section 24; thence run North 86 degrees 5 minutes 41 seconds East along the South line of said 1/4-1/4 Section a distance of 1340.39 feet; thence run North 19 degrees 33 minutes 33 seconds West a distance of 442.07 feet; thence run South 87 degrees 41 minutes 50 seconds West a distance of 180.97 feet to the point of beginning; thence continue along last described course a distance of 79.00 feet; thence run North 19 degrees 30 minutes West a distance of 104.00 feet; thence run North 87 degrees 41 minutes 50 seconds East a distance of 79.00 feet; thence run South 19 degrees 30 minutes East a distance of 104.00 feet to the point of beginning.

Parcel II

A part of the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of said Section 24; thence run North 86 degrees 5 minutes 41 seconds East along the South line of said 1/4-1/4 Section a distance of 1340.39 feet; thence run North 19 degrees 33 minutes 33 seconds West a distance of 442.07 feet to the point of beginning; thence continue along last described course for a distance of 104.14 feet; thence run South 87 degrees 41 minutes 50 seconds West a distance of 190.37 feet; thence run South 19 degrees 30 minutes East a distance of 104.00 feet; thence run North 87 degrees 41 minutes 50 seconds East a distance of 190.87 feet to the point of beginning.

NOTE: Parcel I and Parcel II overlap 10 feet.

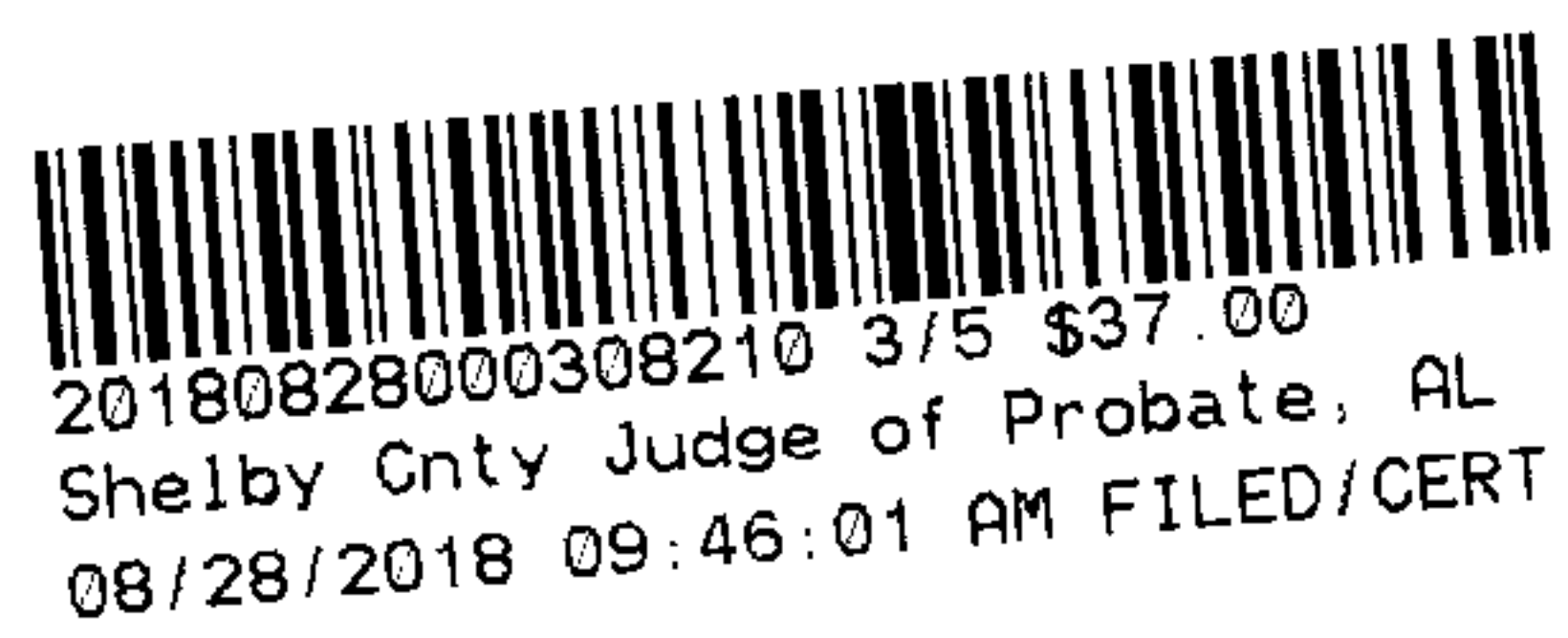


EXHIBIT "A" Continued

Parcel III

Begin at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 20, Range 3 West, and run East along the South boundary of said $\frac{1}{4}$ $\frac{1}{4}$ section 921 feet to East boundary line of Highway 31; thence run North 19 deg. 30' West along the said Highway 438 feet to North line of a road; thence run North 87 deg. 25' East 400 feet; thence run North 19 deg. 39' West 204 feet; thence run South 89 deg. West 158 feet for point of beginning of lands here conveyed; thence run South 89 deg. West 92 feet; thence run South 19 deg. 30' East 82 feet; thence run North 89 deg. East 92 feet; thence run northerly to point of beginning.

Parcel IV

A part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 20, Range 3 West, more particularly described as follows:

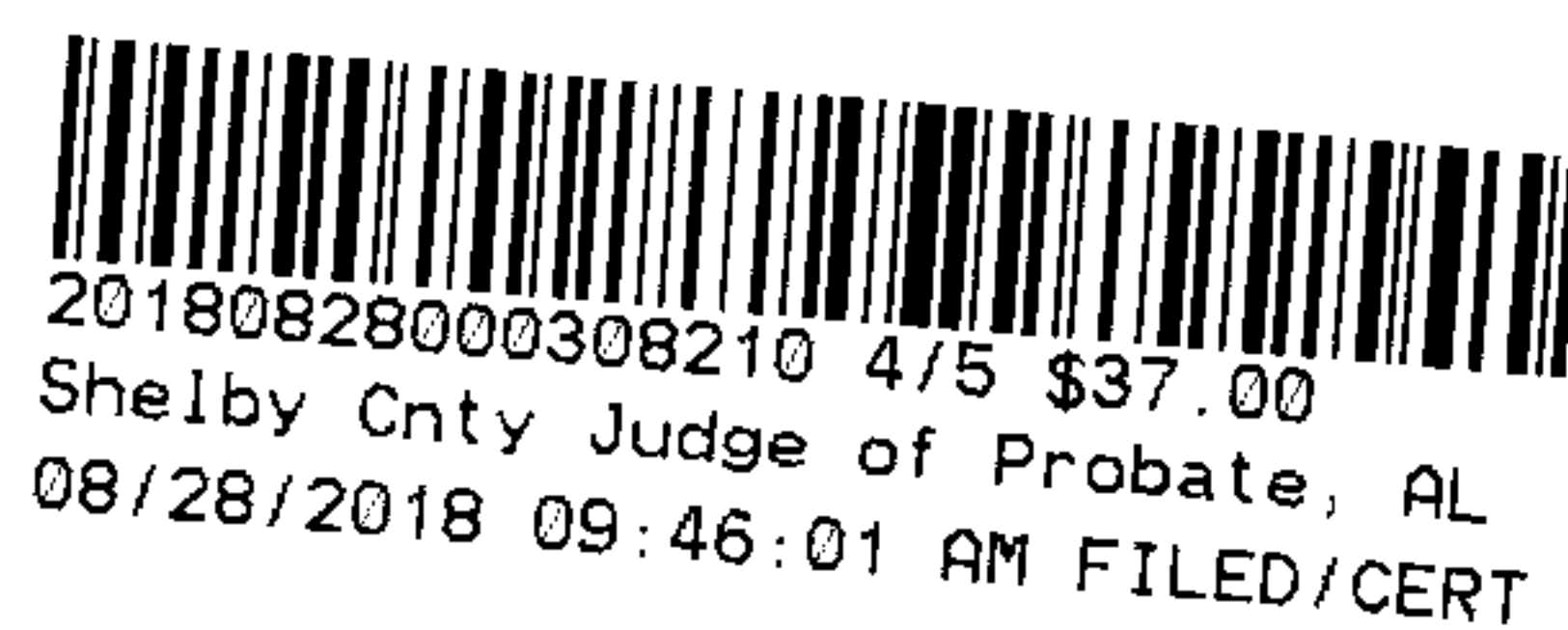
Begin at the SW corner of said $\frac{1}{4}$ $\frac{1}{4}$ section and run thence East along the South line thereof 921 feet to the East line of the Birmingham-Montgomery Highway, as same is now located; thence run North 19 deg. 30' West along the East side of said Highway a distance of 438 feet to the North line of a road; thence run North 87 deg. 25' East a distance of 400 feet to a point; thence run North 19 deg. 30' West 118 feet to point of beginning of land herein described; thence run South 87 deg. 25' West a distance of 88 feet; thence run North 19 deg. 30' West 88 feet; thence run North 89 deg. East 88 feet; thence run South 19 deg. 30' East 88 feet to a point of beginning.

ALSO, an undivided one-fifth part of well located near lands described herein, together with the right of ingress and egress thereto and the usage of water therefrom.

ALSO, a part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 20, Range 3 West, in Shelby County, Alabama, described as follows:

Commencing at the SW corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and running thence Easterly along the South boundary of said Section a distance of 921 feet to the East line of the Birmingham-Montgomery Highway as the same was situated on the 21st day of November, 1955; thence North 19 deg. 30' West along the East line of said highway 438 feet to the North line of a settlement road; thence North 87 deg. 25' East 400 feet; thence North 19 deg. 30' West 204 feet; thence South 89 deg. West 86 feet to the point of beginning of the lot herein described; thence continue in the same direction 72 feet; thence South 19 deg. 30' East 88 feet; thence North 89 deg East 72 feet; thence North 19 deg. 30' West 88 feet to point of beginning.

(A 1/5 interest in well situated on the part of the said SW $\frac{1}{4}$ of SW $\frac{1}{4}$)



Real Estate Sales Validation Form

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

Grantor's Name Jose F. W. Burroughs Grantee's Name Martin Zamora
Mailing Address Elizabeth Burroughs + Alfred Burroughs Mailing Address 3419 Hwy 31 South
10414 Hwy 22 Pelham, AL 35124
Calera AL 35040
Property Address See Legal Description Date of Sale 8-17-18
to Deed Total Purchase Price \$ 95,000.00
or
Actual Value \$
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
☒ 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 8-17-18

Print Greg Harrelson

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180828000308210 5/5 \$37.00
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