SEBASTIAN JUAREZ LARA 1244 SIMMSVILLE ROAD LOT 6 ALABASTER, ALABAMA 35007

STATE OF ALABAMA COUNTY OF SHELBY

20190201000033610 1/6 \$50.00 Shelby Cnty Judge of Probate, AL 02/01/2019 11:43:25 AM FILED/CERT

### LIMITED WARRANTY DEED

THIS INDENTURE is made as of this day of day of 2019 by WINHARD PROPERTIES LLC (hereinafter referred to as "Grantor") and SEBASTIAN JUAREZ-LARA (hereinafter referred to as "Grantee"). ("Grantors" and "Grantees" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

#### WITNESSETH

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land known and described as:

122 4<sup>TH</sup> PLACE NE ALBASTER, ALABAMA known as Parcel # 13 7 36 3 001 035 004. This is the same property described in EXHIBIT A.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR conveys its interest to GRANTEE.

EXECUTED under seal as of the date above.

IN WITNESS WHEREOF, the undersigned has set his hand and seal as of the date above.

Signed, sealed and delivered in the presence of:

GRANTOR: WINHARD PROPERTIES LLC

Unofficial Witness

Shelby Cnty Judge of Probate, AL 02/01/2019 11:43:25 AM FILED/CERT

NOTARY ACKNOWLEDGEMENT ON NEXT PAGE STATUTORY REQUIREMENT OF AN ALABAMA DEED

### ALABAMA NOTARY ACKNOWLEDGMENT

THE STATE OF ALABAMA	
Houston, COUNTY	
1, Bonnie Sue Harbuck Winston Symmes/Winhard Prop; W	a Notary Public, hereby certify that hose name is signed to the
foregoing instrument or conveyance, and who	is known to me, acknowledged
before me on this day that, being informed of t	the contents of the conveyance,
he/she/they executed the same voluntarily on	the day the same bears date.
Given under my hand this 18 day of Jan	nary, A.D. 20 19.
Bonnie Due Harbuck	
Notary Public	WILLE SUE HADIN
Print Bonnie Sue Harbuck	TO PUBLIC STATES
My commission expires: 9-1み みのシー	COUNTY GENERAL COUNTY
	20190201000033610 3/6 \$50.00 Shelby Cnty Judge of Probate

02/01/2019 11:43:25 AM FILED/CERT

## EXHIBITA

From the Northwest corner of the Southeast quarter of the Southwest quarter of Section 36, Township 20 South, Range 3 West, thence run East along the North line of said quarter - quarter section for a distance of 764.73 feet; thence turn right an angle of 60 degrees 44 minutes for a distance of 186.03 feet; thence turn right an angle of 29 degrees 50 minutes for a distance of 104.35 feet to a point of beginning; thence turn left an angle of 90 degrees 00 minutes for a distance of 208.71 feet; thence turn right an angle of 90 degrees 00 minutes for a distance of 104.35 feet; thence turn right an angle of 90 degrees 00 minutes for a distance of 104.35 feet; thence turn right an angle of 90 degrees 00 minutes for a distance of 104.35 feet; thence turn right an angle of 90 degrees 00 minutes for a distance of 208.71 feet to point of beginning.

Also conveys the right of ingress and egress over and along that certain roadway as it now exists and which leads in a Southeasterly direction from the main dirt road in the Southeast quarter of Southwest quarter Section 36 Township 20 South, Range 3 West and along the South line of property of Ulysees Ward to where the same intersects the above described lot.

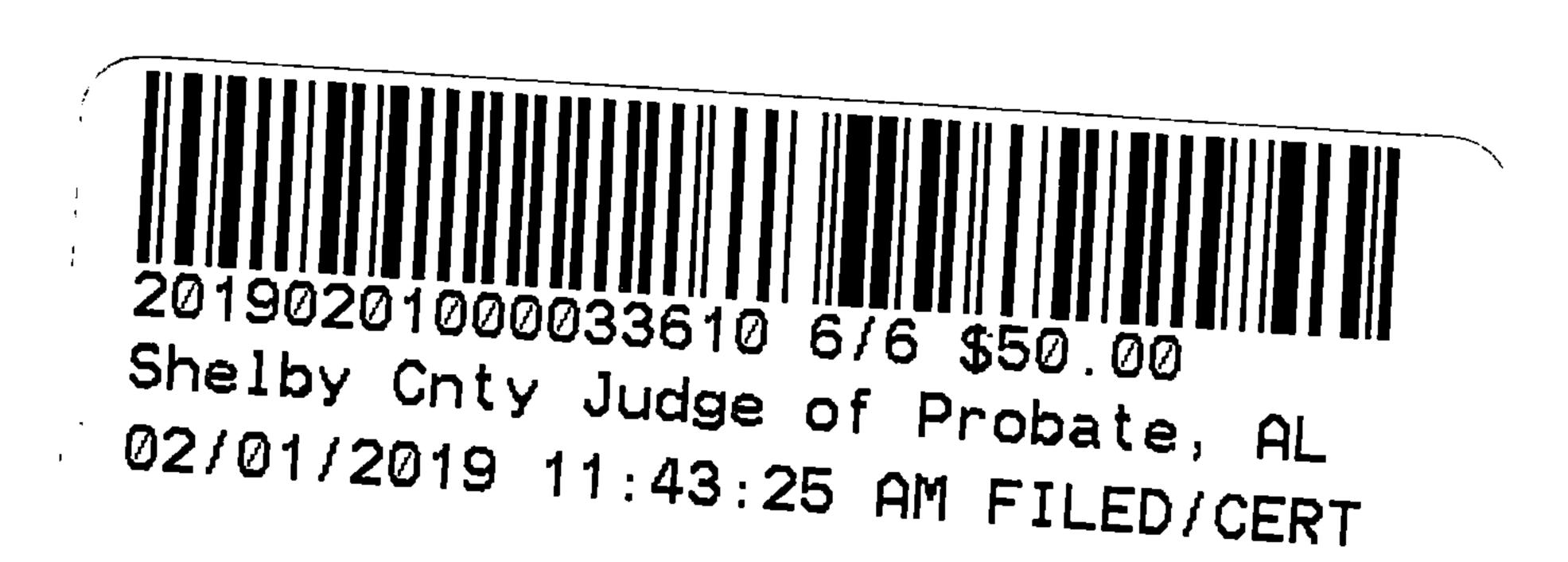
20190201000033610 4/6 \$50.00

Shelby Cnty Judge of Probate, AL 02/01/2019 11:43:25 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 Mailing Address	Winhord Properties UC 107 Gedan Ridge Drive Perry, GA 31049	Mailing Address	Sebastian Juarez Lara 1244 Simmsville Road Lot # 6 Alabaster, AL 35007				
Property Address	122 418 Place NE	Date of Sale Total Purchase Price or Actual Value					
Assessor's Market Value \$							
Closing Statem			ed)  20190201000033610 5/6 \$50.00  Shelby Cnty Judge of Probate, AL 02/01/2019 11:43:25 AM FILED/CERT				
	his form is not required.	on contains an or the ret	quired initioniation referenced				
Instructions Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.							
to property is being	d mailing address - provide the n conveyed.	ame of the person or pe	ersons to whom interest				
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.							
excluding current us responsibility of value	ed and the value must be determined and the value must be determined as determined as determined as determined as determined and the value must be determined as determine	etermined by the local c	fficial charged with the				
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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 40-22-1 (h).							
Date 1-18-3019	Prin	t_michell Su	1 + e				
Unattested	Sign						
	(verified by)	(Grantor/Grante	e/Owner/Agent) circle one  Form RT-4				



## PURCHASE AND SALE AGREEMENT

This agreement is made t	his 4TH_	day of_	JANUARY	2019 between	
WINHARD PR	OPERTIES, LLC		hereafter, (hereafter	known as Seler) of	
107 CEDAR RIDGE DRIVE,	PERRY GA 31069	Phone:	478-461-1879 OR 4	78-293-3896, and	
SEBASTIAN JUA	REZ LARA		(herealter know	m as Buyer(s) and/or	
Assignee(s), Address:	1244 SIMMSVILLE RO	DAD LOT#6.	ALABASTER AL 35	007	
Phone: 205-281-8713					
Seller agrees to sell and Buyer agre	es to buy the followin	g described re	eal property together	with all improvements	
and fixtures and the personal proper	ty described below:				
DESCRIPTION:					
a) Legal description of real estate	("Property") located		SHELBY	County,	
land records of the above County.	, and the sa	me as descri	bed in Deed Book_	Page of the	
b) Street address, if any, of the Prop	erry being conveyed in ACE NE. ALABASTE				
c) Personal property including all be	uidings and improver	nenis on the	oropeny and all riol	it tille and interest of	
Seller in and to adjacent streets, roa	•				
•					
This is an AS-IS PROPERTY SALE					
•		ad nament	to the Seller haseri	on forms holous Tho	
	yer will take title subject to the property upon full agreed payment to reed purchase price to be paid to Seller is as follows:			ty, AL 02/01/2019	
PURCHASE/OFFER PRICE			State of Al. Deed Tax:\$2	abama	
DEPOSIT/DOWN PAYMENT	\$ 19,900.00 \$ 500.00				
BALANCE DUE TO SELLLER	5500.00 40.400.00				
DALAIVE DUE IU DELLER	5 19,400.00		<b>\</b>		
1.DEPOSIT/DOWN PAYMENT paid	in the amount of \$	500.00	is to be deposited w	ith the Seller within 1	
business day or 24-hours upon accer	stance and effective d				
2. THE BALANCE DUE SELLER in the	ne amount of \$1	9,400.00	_shall be paid as fo	lows:	
BUYER MUST WIRE FUNDS IN THI	E AMOUNT OF \$19.	400.00 (NINE	TEEN THOUSAND	FOUR HUNDRED	
DOLLARS AND NO CENTS) TO THE	CLOSING ATTORN	EY PRIOR TO	THE DAY OF CLO	SING OR AT LEAST	
ON THE DAY OF CLOSING.			- 	ali ere de seculo describe colo e acompleto seguinario de seculos de la colonidad de la coloni	