

90% of this property is located in Shelby County and
10% is located in Jefferson County.

20190219000051260
02/19/2019 08:23:41 AM
DEEDS 1/5

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
JORGE ANDRADE

4141 North Arnold Mill Road
Woodstock, GA 30188

CORPORATION WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY / SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Five Thousand and 00/100 Dollars (\$35,000.00)* to the undersigned Grantor, METRO BANK, (hereinafter referred to as Grantor, whose mailing address is 0 BARK AVE, LEEDS, AL 35094), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JORGE ANDRADE (herein referred to as Grantee), the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

PLEASE SEE THE ATTACHED EXHIBIT "A."

Property address: 0 BARK AVE, LEEDS, AL 35094

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
CLOSING STATEMENT

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

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TO HAVE AND TO HOLD and said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors, assigns, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 10th day of January, 2019.

METRO BANK

By: 

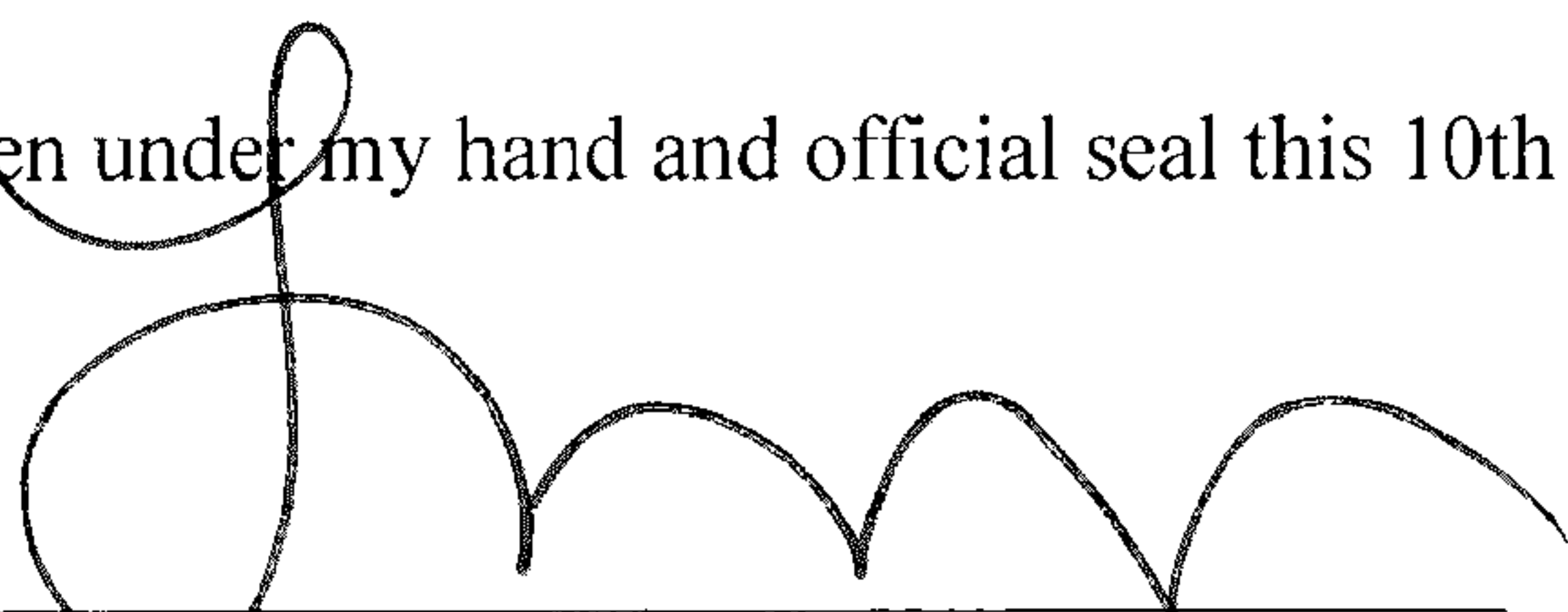
DON SANDERS

Its: VICE PRESIDENT

STATE OF ALABAMA
JEFFERSON COUNTY

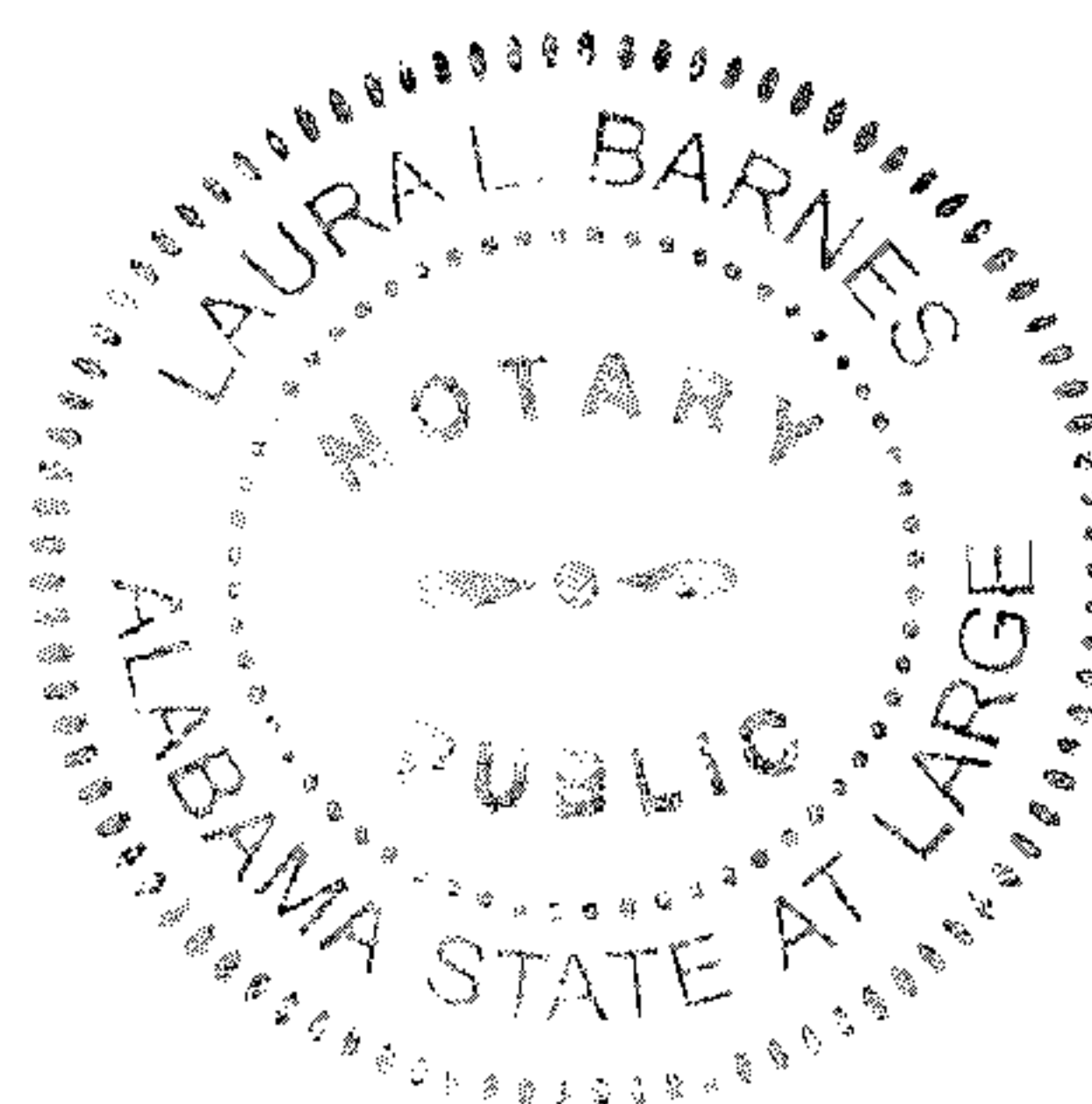
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DON SANDERS, whose name as VICE PRESIDENT of METRO BANK, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, DON SANDERS, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said METRO BANK on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2019.



NOTARY PUBLIC

My Commission Expires: 2/4/20



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Exhibit "A"
Legal Description

Parcel I

Commence at the NE corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 22, Township 17 South, Range 1 East; from said corner go South $2^{\circ}30'$ East 270 feet for point of beginning. Thence South 51° West 288 feet; thence North $82^{\circ}30'$ East 131.5 feet; thence South 20° East 300 feet until it intersects the East boundary line of said forty; thence North $2^{\circ}30'$ West along East boundary line of said forty, 426 feet to point of beginning. Being situated in Jefferson County, Alabama.

Parcel II

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 17 South, Range 1 East, described as follows: Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 482.00; thence turn 89 degrees 47 minutes left and run southerly 50.00 feet to the point of beginning of the parcel herein described; thence continue running southerly along same course 125.0 feet; thence turn 90 degrees 13 minutes left and run easterly 150.0 feet; thence turn 90 degrees 13 minutes right and run southerly 135.0 feet thence turn 76 degrees 20 minutes 24 seconds right and run southwesterly 474.30 feet; thence turn 12 degrees 36 minutes 25 seconds left and run southwesterly 191.70 feet; thence turn 3 degrees 26 minutes left and run southwesterly 99.50 feet; thence turn 10 degrees 52 minutes left and run southwesterly 354.60 feet; thence turn 130 degrees 50 minutes right and run northerly 429.25 feet to the southeasterly R.O.W. of a paved public street; thence turn 61 degrees 41 minutes right and run northeasterly along said R.O.W. 316.0 feet; thence 1 degrees 45 minutes right and along said R.O.W. 175.0 feet; thence 2 degrees 39 minutes right and along said R.O.W. 192.0 feet; thence 22 degrees 41 minutes 01 seconds right and along said R.O.W. 225.0 feet to the point of beginning; being situated in Shelby County, Alabama.

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Exhibit "A"
Legal Description

(continued)

Parcel III

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 17 South, Range 1 East, described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 23 and run thence Westerly along the Northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 182 feet to a point which point is on the Northern boundary of Lisa Ann Drive; thence turn to the left an angle of 89 degrees 47 minutes and run Southerly a distance of 50 feet to the Northeast corner of Calvin & Margaret Self's lot; thence continue in the same direction along the Eastern boundary of said Self lot 125 feet to the southeast corner of the Self lot; and the point of beginning; thence continue in the same direction a distance of 135 feet; thence turn to the right an angle of 89 degrees 47 minutes and run westerly 150 feet thence turn an angle of 90 degrees 13 minutes to the right and run northerly a distance of 135 feet to a point which is the Southwest corner of Self's lot; thence turn to the right and run Easterly along the southern boundary of Self's lot 150 feet to the point of beginning. Being situated in Shelby County, Alabama.

Parcel IV

Also, Commence at the northeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, Township 17 South, Range 1 East; thence measure West along Section line 182 feet; thence 90 degrees 13 minutes South 50 feet; thence turn 90 degrees and run West 150 feet to the point of beginning; thence turn 90 degrees South and run 125 feet; thence turn 90 degrees West a distance of 150 feet; thence turn 90 degrees North and run 125 feet; thence turn 90 degrees East and run 150 feet back to point of beginning. Being situated in Shelby County, Alabama.

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Real Estate Sales Validation Form

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

Grantor's Name:	METRO BANK	Grantee's Name:	JORGE ANDRADE
Mailing Address:	800 MARTIN ST. S. PELL CITY, AL 35125	Mailing Address:	4141 North Arnold Mill Rd. Woodstock, GA 30188
Property Address:	0 BARK AVE LEEDS, AL 35094	Date of Sales	January 10th, 2019
		Total Purchase Price:	(\$35,000.00)
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<input checked="" type="checkbox"/>	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: January 10th, 2019Print Laura L. BarnesUnattested

Sign

(verified by)(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/19/2019 08:23:41 AM
\$28.00 CHARITY
20190219000051260

Alexis. Bayal