

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Documentary Evidence:
Closing Statement

SEND TAX NOTICE TO:
Jorge Juarez and Zenaida Matias Aquino
2525 Marcal Road
Birmingham, AL 35244

STATUTORY
WARRANTY DEED

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

That in consideration of Three Hundred Ten Thousand and No/100 Dollars (\$310,000.00), which is the total purchase price, in hand paid to the undersigned, Patricia Mauter Crank and John M. Mauter, as Trustees of the John N. Mauter and Stella R. Mauter Revocable Living Trust dated June 9, 2004, and any amendments thereto, a trust (hereinafter referred to as "GRANTOR"), whose mailing address is 167 Southledge, Birmingham, AL 35242, by Jorge Juarez and Zenaida Matias Aquino (hereinafter collectively referred to as "GRANTEE"), whose mailing address is 2525 Marcal Road, Birmingham, AL 35244, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated at 2525 Marcal Road, Birmingham, AL 35244 in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Taxes or assessments for 2019 and subsequent years and not yet due and payable.
2. All easements, restriction, rights of way, encumbrances and covenants of record and not of record.
3. Any portion of property described in Exhibit "A" lying within a public/private road or road right of way.

TO HAVE AND TO HOLD to the said GRANTEE, their heirs, successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

\$250,000.00 of the above purchase price was paid from proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

This property does not constitute the homestead of GRANTOR.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereto executed this conveyance on this 19 day of June, 2016.

SEE ATTACHED SIGNATURE PAGES

Patricia Mauter Crank and John M. Mauter, as Trustees of
the John N. Mauter and Stella R. Mauter Revocable Living
Trust dated June 9, 2004

Patricia Mauter Crank

By: Patricia Mauter Crank

Its: Trustee

By: John M. Mauter

Its: Trustee

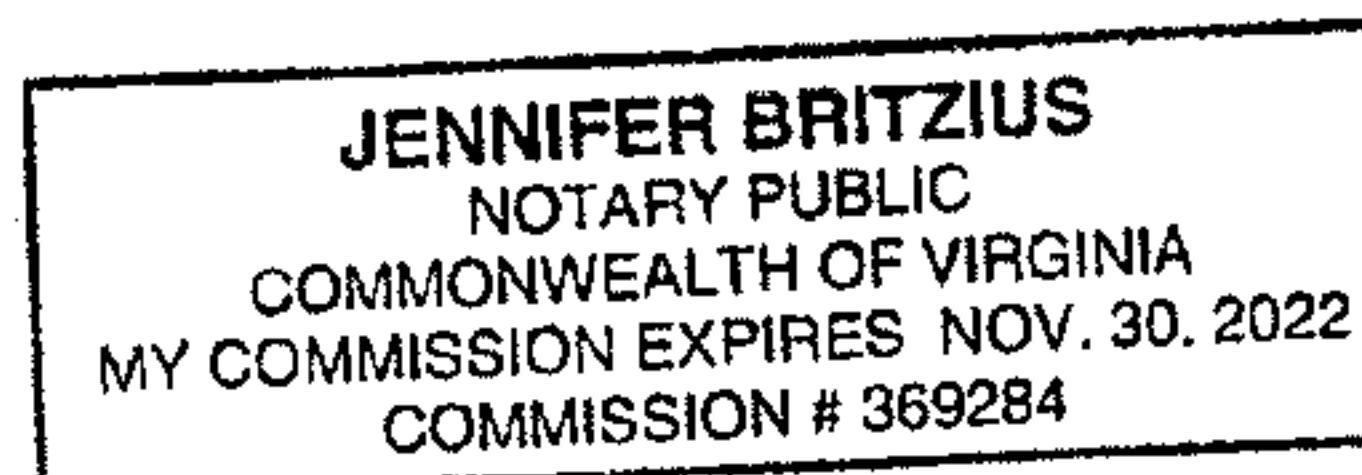
Virginia
STATE OF ~~ALABAMA~~)
COUNTY OF ~~JEFFERSON~~)
Virginia Beach

I, the undersigned Notary Public in and for said County in said State, hereby certify that Patricia Mauter Crank and John M. Mauter as Trustees of the John N. Mauter and Stella R. Mauter Revocable Living Trust dated June 9, 2004, whose names, are signed to the foregoing instrument. and who are known to me, acknowledged before me on this day that, being informed of the contents of said document, they, executed the same voluntarily.

Given under my hand and official seal this 19 day of June, 2019.

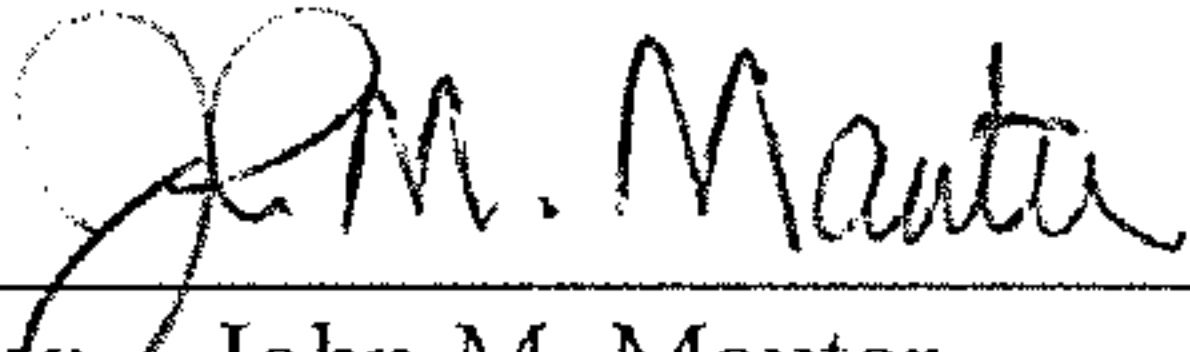
[Signature]
Notary Public

My Commission Expires: 11-30-22



Patricia Mauter Crank and John M. Mauter, as Trustees of
the John N. Mauter and Stella R. Mauter Revocable Living
Trust dated June 9, 2004

By: Patricia Mauter Crank
Its: Trustee


By: John M. Mauter
Its: Trustee

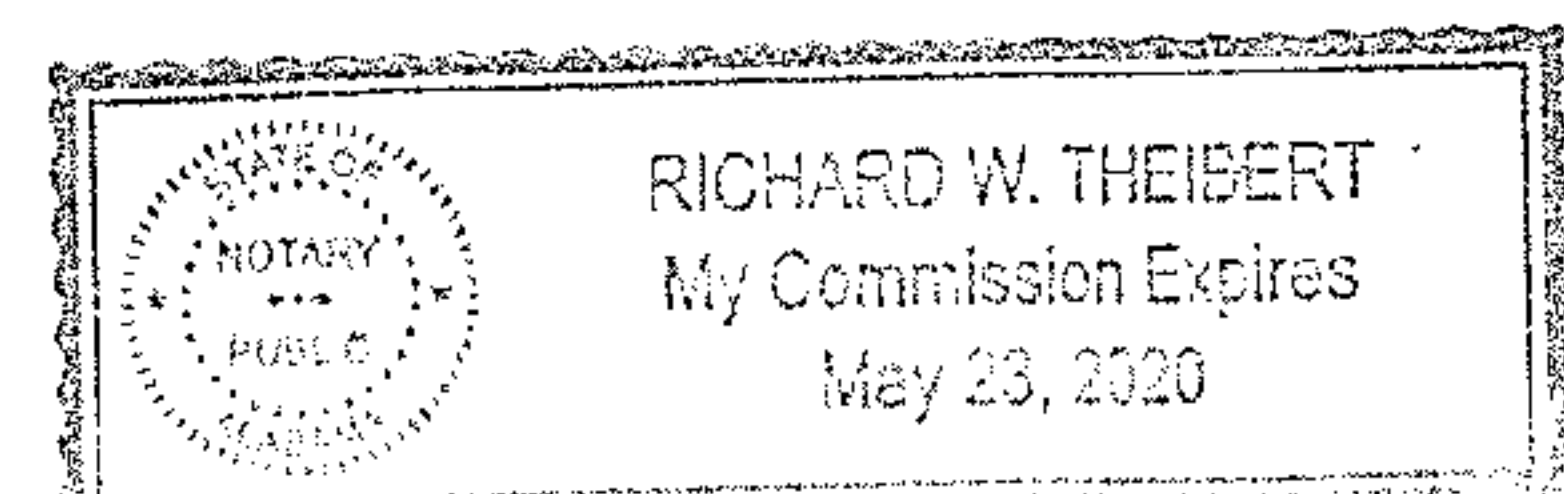
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Patricia Mauter Crank and John M. Mauter as Trustees of the John N. Mauter and Stella R. Mauter Revocable Living Trust dated June 9, 2004, whose names, are signed to the foregoing instrument. and who are known to me, acknowledged before me on this day that, being informed of the contents of said document, they, executed the same voluntarily.

Given under my hand and official seal this 19 day of June, 2019.


Notary Public

My Commission Expires: 5-23-20



TITLE SEARCH REPORT

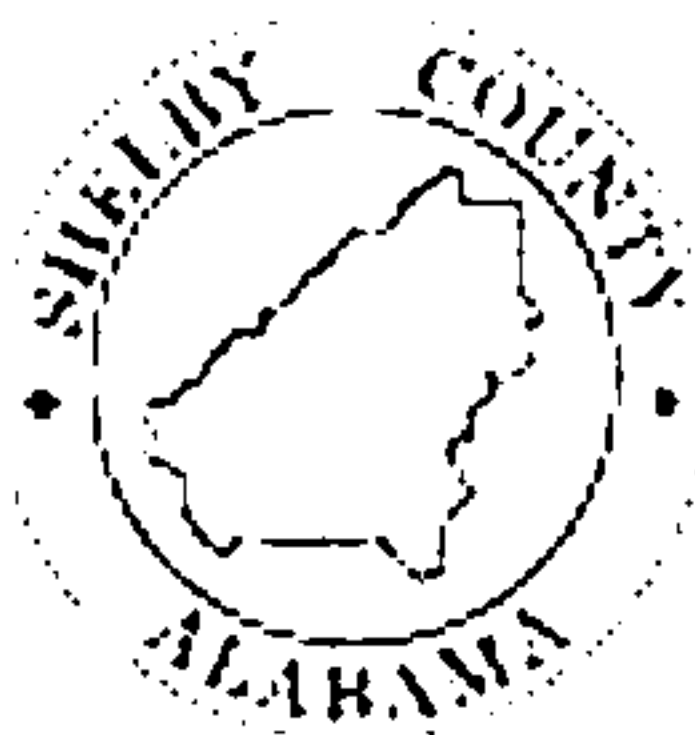
File No.: 5479P-19

Prepared for our customer:
Najjar Denaburg, P.C.

EXHIBIT A

A part of the SW 1/4 of SE 1/4 of Section 16, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the SW corner of said 1/4 - 1/4 section; thence East along the South line of same a distance of 710.00 feet; then 64°46' to the left in a Northeasterly direction a distance of 794.30 feet to the Point of Beginning of tract herein described; thence continue along the last named course a distance of 175.00 feet; thence 74°52' to the left in a Northwesterly direction a distance of 153.57 feet; thence 87°36' to the left in a Southwesterly direction a distance of 1.26 feet to the point of a curve to the left having a central angle of 10°36' a radius of 1080.84 feet; thence along the arc of said curve a distance of 200.00 feet; thence 96°35' to the left in a Southeasterly direction a distance of 191.27 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/17/2019 02:02:43 PM
\$87.00 CHERRY
20190717000255460

Alexis S. Bayl