

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **AMERICAN ADVISORS GROUP, A CALIFORNIA CORPORATION** (the herein "Grantor") with mailing address of **3900 Capital City Blvd, Lansing, MI 48906**, for and in consideration of the sum of **EIGHTY-EIGHT THOUSAND THREE HUNDRED FIFTY (\$88,350.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to it by **AGUSTIN RODRIGUEZ**, (the herein "Grantee"), with mailing address of **1564 Kent Dairy Rd, Lot 157, Alabaster, AL 35007**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **AGUSTIN RODRIGUEZ**, the following described real estate, located at **2916 Highway 10, Montevallo, AL 35115** lying and being in the County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT NO. 20190926000352000 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the **AGUSTIN RODRIGUEZ** and unto his/her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2020; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of Shelby County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

The undersigned Grantor does hereby attest, to the best of my knowledge and belief that the information contained in this document including the purchase price which can be verified by the contract, is true and accurate. The undersigned Grantor further understands that any false statements may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Shelby County, AL 05/22/2020
State of Alabama
Deed Tax: \$88.50


20200522000205970 1/4 \$119.50
Shelby Cnty Judge of Probate, AL
05/22/2020 12:44:31 PM FILED/CERT

IN WITNESS WHEREOF, AMERICAN ADVISORS GROUP, A CALIFORNIA CORPORATION BY COMPU-LINK CORP. DBA CELINK, ITS ATTORNEY IN FACT, has caused this instrument to be executed by its undersigned officer/authorized individual on this the 4 day of MAY, 2020

AMERICAN ADVISORS GROUP, A CALIFORNIA CORPORATION

BY: COMPU-LINK CORP. DBA CELINK
ITS ATTORNEY IN FACT

BY: _____ (SEAL)

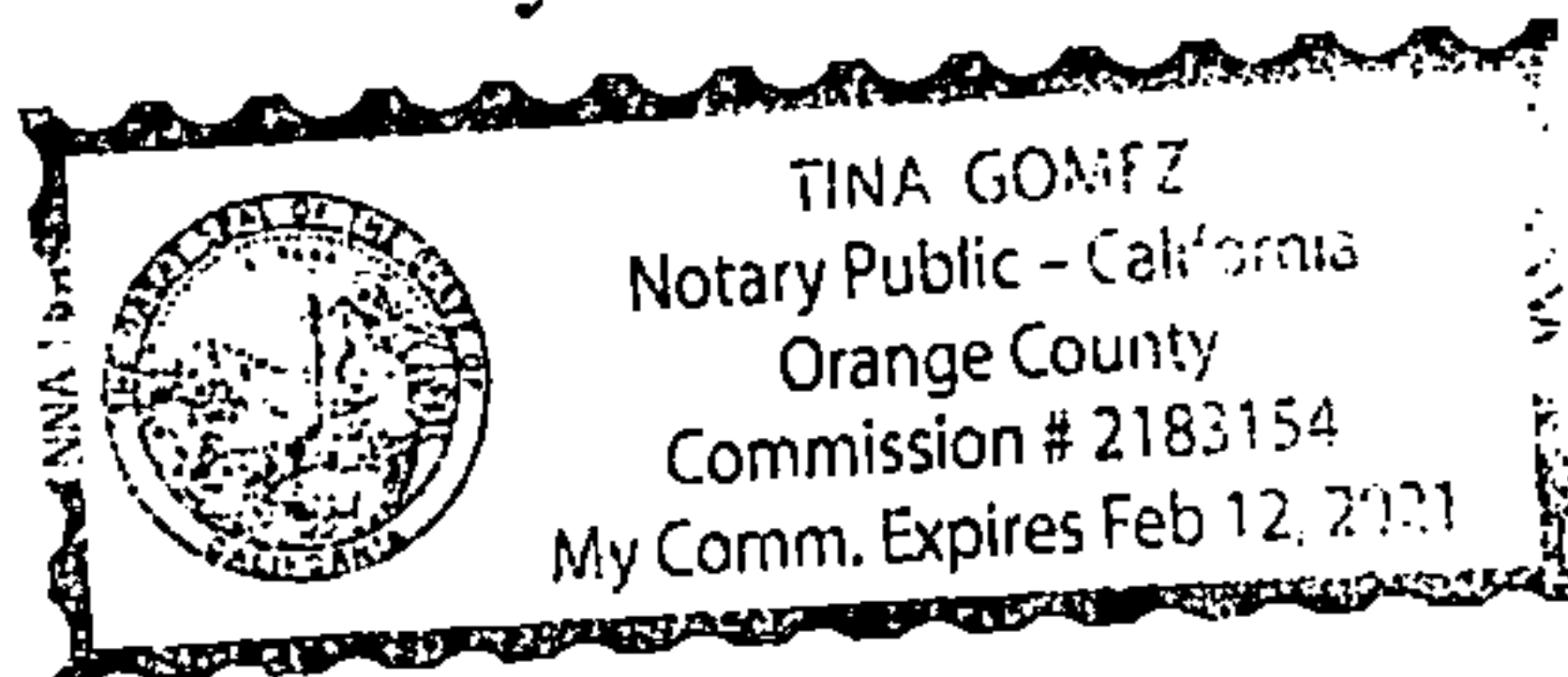
ITS: SONIA CAPI ASSISTANT SECRETARY

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, SONIA CAPI, whose name as ASSISTANT SECRETARY of COMPU-LINK CORP. DBA CELINK as ATTORNEY-IN-FACT for AMERICAN ADVISORS GROUP, A CALIFORNIA CORPORATION, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Attorney-in-Fact for AMERICAN ADVISORS GROUP, A CALIFORNIA CORPORATION.

Given under my hand and seal this the 4 day of MAY, 2020.



Notary Public: _____

My Commission Expires: _____

(SEAL)

POA recorded in Instrument # 2018000504, Probate Records of Mobile County, Alabama

This instrument was prepared by:
ANDREA GULLION
Harrison & Gammons, PC
2430 L&N Drive, Huntsville, AL 35801
RE: KY20-11140

20200522000205970 2/4 \$119.50
Shelby Cnty Judge of Probate, AL
05/22/2020 12:44:31 PM FILED/CERT

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

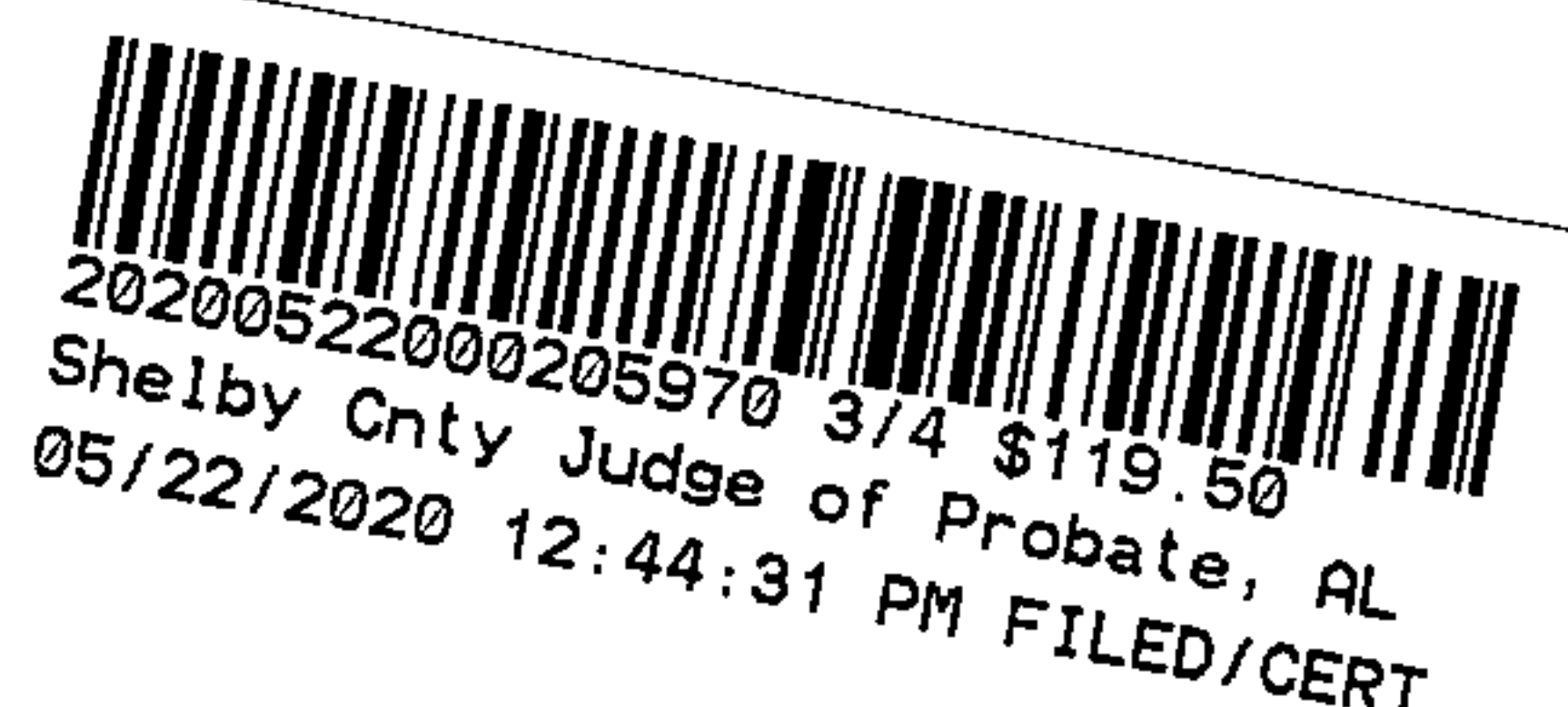
A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 22 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at a 3 inch pipe marking the Southeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 22 South, Range 4 West, Shelby County, Alabama, thence in a Northerly direction along the west line of said $\frac{1}{4}$ for a distance of 512.52 feet to a 2 inch pipe marking the Point of Beginning of the parcel herein described; thence continue north along said west $\frac{1}{4}$ line for a distance of 31.81 feet to a $\frac{3}{4}$ inch rebar; thence turn an angle to the left of 91 degrees 41 minutes 09 seconds and run in a westerly direction for a distance of 208.74 feet to a $\frac{1}{2}$ inch rebar; thence turn an angle to the left of 141 degrees 38 minutes 35 seconds and run in a southeasterly direction for a distance of 42.61 feet to a 1 inch pipe; thence turn an angle to the left of 36 degrees 35 minutes 49 seconds and run in an easterly direction for a distance of 174.48 feet to the Point of Beginning of the parcel herein described, said parcel containing 0.13 acres, more or less.

Parcel 2:

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 22 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at a 3 inch pipe marking the Southeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 22 South, Range 4 West, Shelby County, Alabama, thence in a Northerly direction along the west line of said $\frac{1}{4}$ for a distance of 961.62 feet to the Point of Beginning of the parcel herein described; thence continue northerly along said West $\frac{1}{4}$ line for a distance of 14.98 feet to a 2 inch pipe; thence turn an angle left of 91 degrees 52 minutes 12 seconds and run in a westerly direction for a distance of 496.95 feet to a 1 inch pipe; thence turn an angle to the left of 90 degrees 00 minutes 11 seconds and run in a southerly direction for a distance of 300.34 feet to a 1 inch pipe; thence turn an angle to the right of 89 degrees 57 minutes 39 seconds and run in a westerly direction for a distance of 311.81 feet to a 1 inch pipe; said point being on the northern right of way of Shelby County Highway 10, being on a curve to the left having a radius of 676.18 feet with a delta angle of 7 degrees 22 minutes 38 seconds; thence along said right of way, turn an angle left of 141 degrees 13 minutes 36 seconds to chord of said curve and run in a southeasterly direction along said curve for a distance of 87.06 feet to a $\frac{5}{8}$ inch rebar; thence turn an angle left of 03 degrees 41 minutes 19 seconds from chord of said curve to tangent and continue in a southeasterly direction along said right of way for a distance of 220.20 feet to a $\frac{5}{8}$ inch rebar being 40 feet from centerline of said county highway; thence turn an angle right of 90 degrees 00 minutes 00 seconds and run in a southwesterly direction along a varying width right of way for a distance of 10.00 feet to a $\frac{5}{8}$ inch rebar being 30 feet from the centerline of said county highway, also being on a curve to the left having a radius of 686.27 feet with a delta angle of 22 degrees 21 minutes 05 seconds; thence turn an angle left of 101 degrees 10 minutes 32 seconds to chord of said curve and run in a southeasterly direction along said curve for a distance of 267.72 feet to a $\frac{5}{8}$ inch rebar; thence leaving said right of way turn an angle to the left of 96 degrees 53 minutes 10 seconds and run in a northeasterly direction for a distance of 188.97 feet to a $\frac{5}{8}$ inch rebar; thence turn an angle to the right of 91 degrees 10 minutes 46 seconds and run in a southeasterly direction for a distance of 47.48 feet to a $\frac{1}{2}$ inch rebar; thence turn angle to the left of 106 degrees 14 minutes 27 seconds and run in a northerly direction for a distance of 416.54 feet to a 1 inch pipe found; thence turn an angle to the right of 88 degrees 03 minutes 56 seconds and run in an easterly direction for a distance of 208.32 feet to the Point of Beginning for the parcel herein described, said parcel containing 4.34 acres, more or less.



Real Estate Sales Validation Form

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

Grantor's Name:	American Advisors Group	Grantee's Name:	Agustin Rodriguez
Mailing Address:	3900 Capital City Blvd Lansing, MI 48906	Mailing Address:	1564 Kent Dairy Rd Lot 157 Alabaster, AL 35007
Property Address:	2916 Highway 10 Montevallo, AL 35115	Date of Sale:	May 4, 2020
		Total Purchase Price:	\$88,350.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 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:	5/4/2020	Print	Andrea Gullion
Unattested	Kelly Gounaris (verified by)	Sign	Andrea Gullion (Grantor/Grantee/Owner/Agent) circle one

