

This instrument was prepared by:

Send tax notice to:

Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080

Servando Tellez Belman
4433 Highway 26
Columbiana, AL 35051

WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$350,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **D. Bret Davenport and Paula D. Davenport, Husband and Wife** (herein referred to as grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Servando Tellez Belman, Blanca Adriana Espinosa, and Yovani Servando Tellez Espinosa** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

Subject to:

1. Taxes for the year 2020 and subsequent years.
2. Existing easements, encumbrances, encroachments, rights of way, and limitations, if any, of record.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of September, 2020.

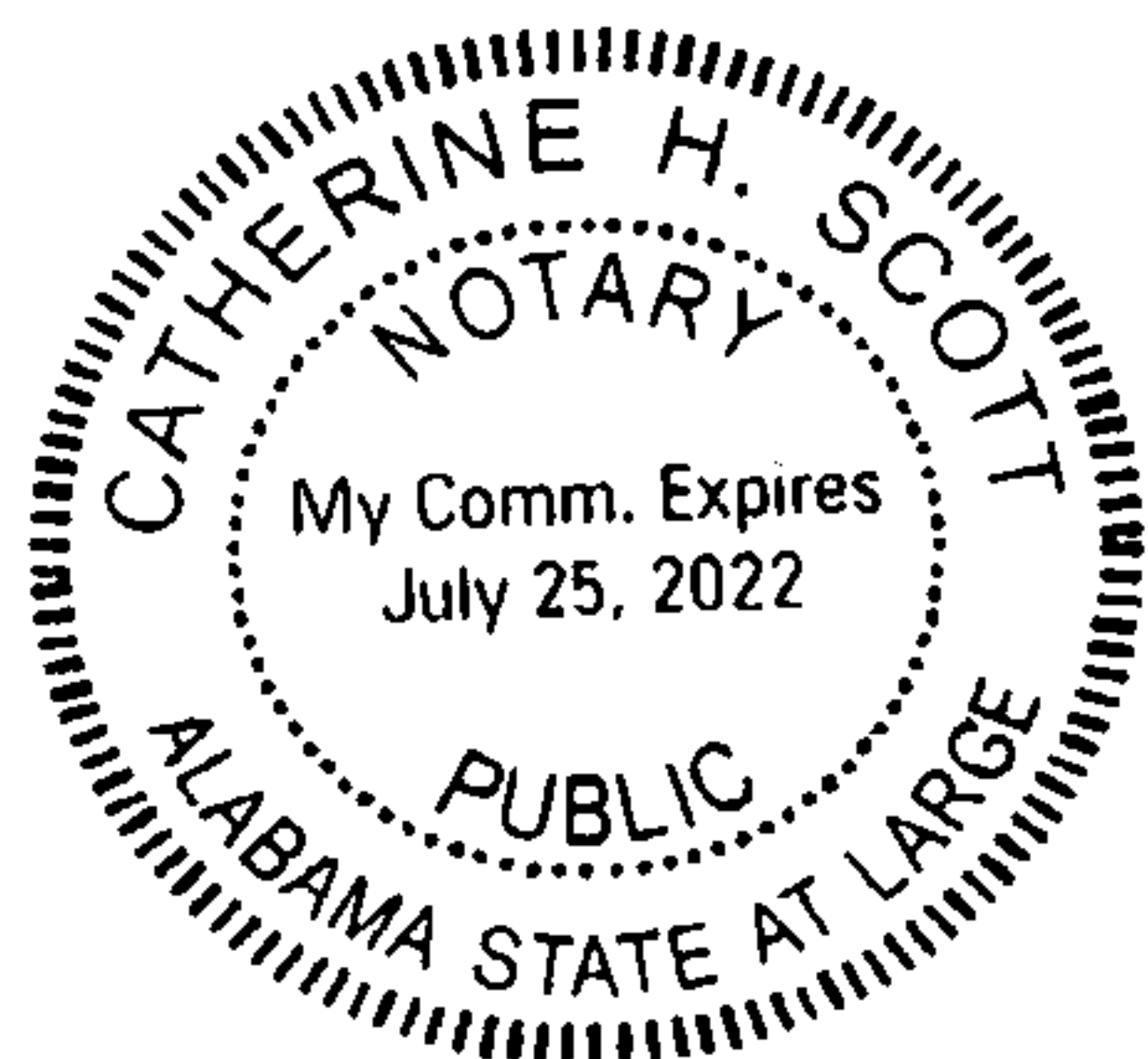
D. Bret Davenport (SEAL)
D. Bret Davenport
Paula D. Davenport (SEAL)
Paula D. Davenport

ACKNOWLEDGEMENT

STATE OF ALABAMA) * Husband + Wife
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D. Bret Davenport and Paula D. Davenport whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 18th day of September, 2020.



Catherine H. Scott
NOTARY PUBLIC

My Commission Expires: 7-25-2022

EXHIBIT A**LEGAL DESCRIPTION:**

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 13, Township 21 South, Range 2 West, and the NE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 2 West, more particularly described as follows:

Commence at the SW corner of Section 13, Township 21 South, Range 2 West, thence North 1 degree 57'02"W for a distance of 2165.91' to a point on the Northerly right of way line of Shelby County Highway No. 26, (80' ROW), said point also being the POINT OF BEGINNING; thence South 88 degrees 22'28"W along said right of way for a distance of 215.71' to a point on a curve to the right having a central angle of 23 degrees 42'39" and a radius of 914.99', said curve is subtended by a chord bearing North 79 degrees 46'12"W and a chord distance of 375.96'; thence along the arc of said curve and along said right of way for a distance of 378.65'; thence N 24 degrees 47'56"E and leaving said right of way for a distance of 161.58'; thence N 85 degrees 05'24"E for a distance of 107.93'; thence N 6 degrees 34'02"E for a distance of 347.18'; thence S 85 degrees 00'00"E for a distance of 685.10' to a point in the centerline of Wild Wood Creek; thence S 13 degrees 00'05"E along said centerline for a distance of 51.89'; thence S 43 degrees 18'13"E along said centerline for a distance of 36.59'; thence S 3 degrees 45'02"E along said centerline for a distance of 46.84'; thence S 11 degrees 50'46"W along said centerline for a distance of 29.89'; thence S 17 degrees 43'29"E along said centerline for a distance of 27.67'; thence S 56 degrees 27'39"E along said centerline for a distance of 45.97'; thence S 17 degrees 04'41"E along said centerline for a distance of 23.70'; thence S 37 degrees 37'57"W along said centerline for a distance of 17.62'; thence N 85 degrees 00'00"W along said centerline for a distance of 29.69'; thence S 63 degrees 54'15"W along said centerline for a distance of 40.22'; thence N 49 degrees 18'25"W along said centerline for a distance of 23.40'; thence N 21 degrees 05'55"E along said centerline for a distance of 32.13'; thence N 24 degrees 59'39"W along said centerline for a distance of 17.82'; thence N 80 degrees 18'59"W along said centerline for a distance of 36.35'; thence S 72 degrees 12'50"W along said centerline for a distance of 44.45'; thence S 50 degrees 30'46"W along said centerline for a distance of 48.28'; thence S 29 degrees 40'59"W along said centerline for a distance of 39.34'; thence S 7 degrees 23'14"W along said centerline for a distance of 48.79'; thence S 23 degrees 06'48"E along said centerline for a distance of 59.30'; thence S 53 degrees 05'32"E along said centerline for a distance of 42.32'; thence S 49 degrees 11'55"W and leaving said centerline for a distance of 160.42' to a point on the Northerly line of said right of way, said point also being on a curve to the left having a central angle of 2 degrees 34'12" and a radius of 1950.21', said curve subtended by a chord bearing S 89 degrees 39'34"W and a chord distance of 87.47'; thence along the arc of said curve and said right of way for a distance of 87.48' to the end of said curve; thence S 88 degrees 22'28"W along said right of way for a distance of 16.17' to the POINT OF BEGINNING. Said parcel contains 8.60 acres, more or less,

LESS AND EXCEPT a portion of a parcel of land being described in Deed Book 287, Page 677, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, lying within the bounds of said parcel which contains 8.60 acres, more or less, said portion of said instrument being more particularly described as follows:

Begin at the SE corner of the SE 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 2 West; thence N 1 degree 57'02"W along the Easterly boundary of said 1/4 - 1/4 section a distance of 7.70', more or less; thence N 85 degrees 00'00"W a distance of 353.87'; more or less; thence S 6 degrees 34'02"W a distance of 34.92', more or less; thence in an Easterly direction along the Southerly boundary of said 1/4 - 1/4 section a distance of 356.80', more or less to the point of beginning. Said portion of said instrument contains 7548 square feet, more or less.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name D. Bret Davenport and Paula D. Davenport
 Mailing Address 225 Oaklun Hills Drive
Chelsea AL 35043
 Property Address 4433 Highway 26
Columbiana, AL 35051

Grantee's Name Servando Tellez Belman, Blanca
Adriana Espinosa, and Yovani
Servando Tellez Espinosa
 Mailing Address 4433 Highway 26
Columbiana AL 35051
 Date of Sale September 18, 2020
 Total Purchase Price \$350,000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/29/2020 01:53:41 PM
 \$381.00 CHERRY
 20200929000439960

Ann S. Byrd

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

☐ Appraisal
☐ Other:

☐ 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 9-18-2020 Print Catherine A. Scott
☐ Unattested ☐ (verified by) Sign Catherine A. Scott
 (Grantor/Grantee/ Owner/Agent) circle one