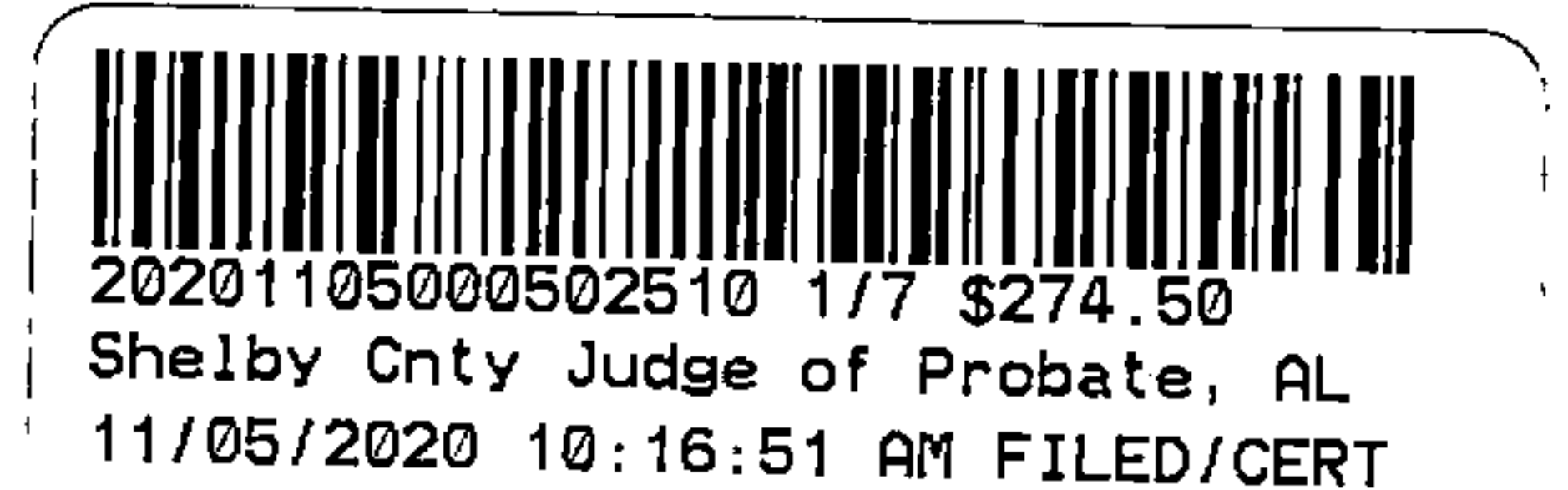


Send Tax Notice to:
Alejandro Chavez
8613 Highway 42
Shelby, Alabama 35143

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051



STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of execution of divorce agreement, and One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, JESSICA HOLLY CHAVEZ, a married woman (herein referred to as Grantor), do grant, bargain, sell and convey unto my husband, ALEJANDRO CHAVEZ (herein referred to as Grantee), all my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

The South 1/2 of the SE 1/4 of the NE 1/4 of Section 15, Township 22, Range 1 West, situated in Shelby County, Alabama. Less and except therefrom a portion of subject parcel in the SE 1/4 of said 1/4-1/4 section as further setforth in tax sale Record 21, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

Also less and except that property conveyed to Gulf States Paper Corporation for ingress and egress and public utilities as setforth in Instrument #1993-38577.

AND

PARCEL NO. I:

Commence at the Southwest corner of the NW 1/4 of the SW 1/4, Section 14, Township 22 South, Range 1 East; thence run North along the West line of said 1/4-1/4 section a distance of 40.18 feet to the North right of way of Shelby County Highway No. 42 and the point of beginning; tence continue North along the West line of said 1/4-1/4 section a distance of 377.22 feet; thence turn an angle of 90 degrees 05 minutes 52 seconds to the right and run a distance of 417.40 feet; thence turn an angle of 89 degrees 54 minutes 08 seconds to the right and run a distance of 417.400 feet; thence turn an angle of 90 degrees 05 minutes 52 seconds to the right and run a distance of 69.92 feet, of 6 degrees 35 minutes 41 seconds to the right and run along said Highway right of way a chord distance of 349.86 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4, Section 14, Township 22 South, Range 1 East, Shelby County, Alabama.

PARCEL NO. II:

Commence at the Southeast corner of the NE 1/4 of the SE 1/4, Section 15, Township 22 South, Range 1 East; thence run North along the East line of said 1/4-1/4 section a distance of 40.18 feet, to the North right of way line of Shelby County Highway No. 42 and the point of beginning; thence continue North along the East line of said 1/4-1/4 section, a distance of 377.22 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 105.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 368.03 feet to the North right of way line of Shelby County Highway No. 42; thence turn an angle of 85 degrees 00 minutes 00 seconds to the left and run along said highway right of way a chord distance of 105.40 feet to the point of beginning. Situated in the NE 1/4 of the SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama.

According to the survey of Frank W. Sheeler, Ala. Reg. L.S. No. 3385, dated January 23, 1984.

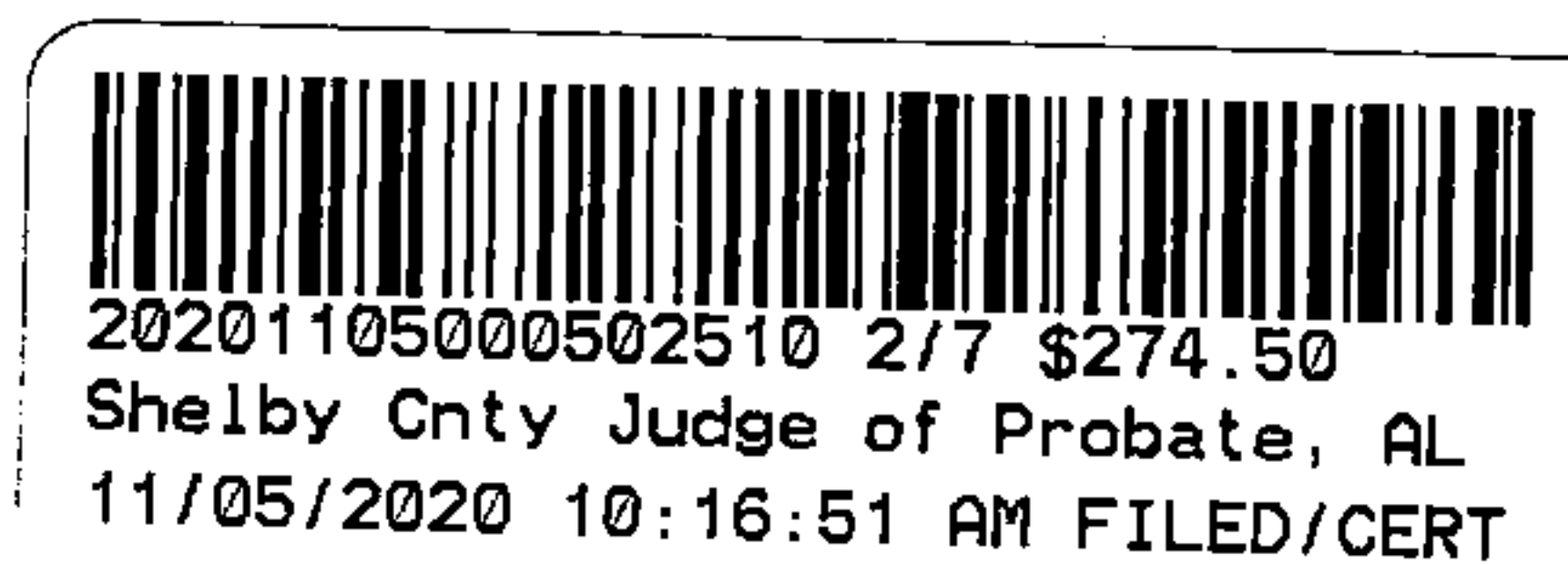
PARCEL NO. III:

A parcel of land in the NE 1/4 of the SE 1/4 of Section 15, Township 22 South, Range 1 East, being more particularly described as follows: Commencing at the southeast corner of the said Section 15, being a 2.5" pipe; thence North 00 degrees 54 minutes 25 seconds West, along the East line of said section a distance of 1,334.18 feet to point in the center line of County Highway 42; thence North 00 degrees 54 minutes 25 seconds West along the East line of said section, a distance of 418.26 feet to a 1.5" pipe found at the point of beginning; thence North 00 degrees 54 minutes 25 seconds West, a distance of 212.81 feet to a point; thence South 86 degrees 21 minutes 55 seconds West, a distance of 62.23 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence South 33 degrees 17 minutes 34 seconds West, a distance of 687.30 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence South 88 degrees 46 minutes 28 seconds East, a distance of 344.43 feet to a point; thence North 00 degrees 00 minutes 00 seconds West, a distance of 373.04 feet to a point; thence South 90 degrees 00 minutes 00 seconds East, a distance of 98.39 feet to the point of beginning. Situated in Shelby County, Alabama.

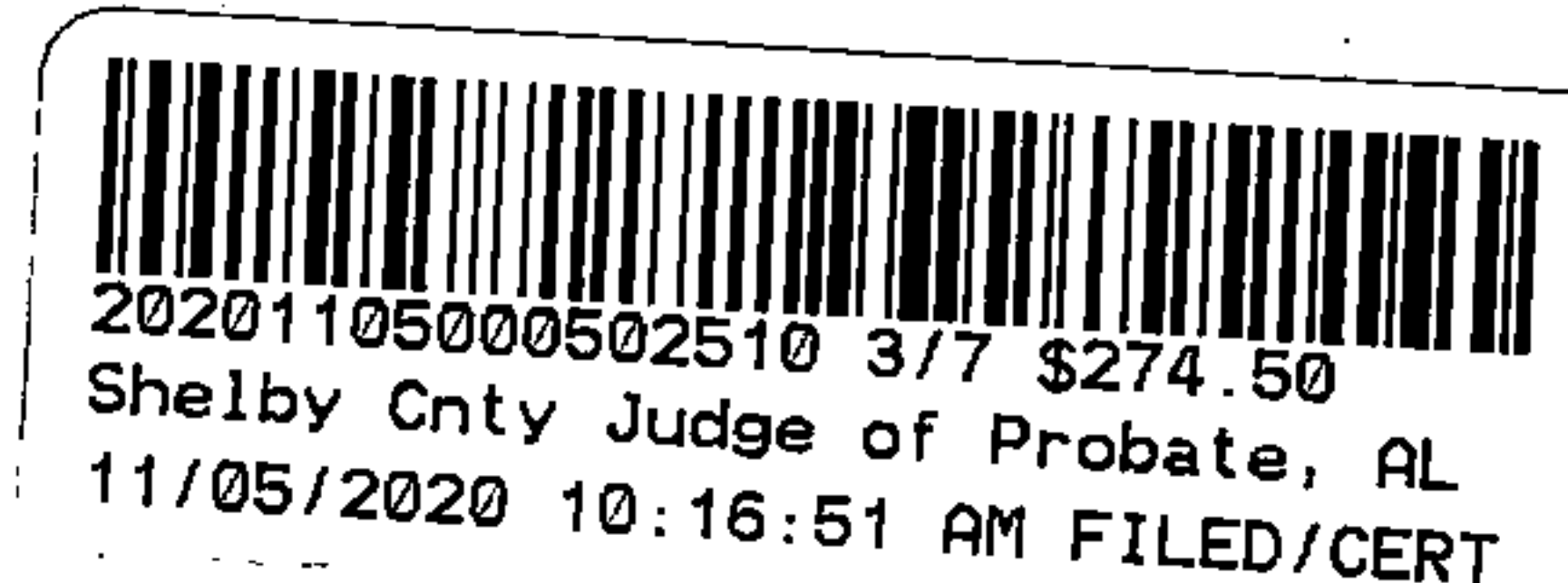
AND

A part of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 22 South, Range 1 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 22 South, Range 1 West, Shelby County, Alabama, thence North 00 deg. 52 min. 50 sec. West a distance of 667.41 feet; thence continue along last described course



a distance of 374.59 feet; thence North 52 deg. 05 min. 50 sec. West
a distance of 125.90 feet; thence North 61 deg. 09 min. 41 sec. West
a distance of 94.09 feet; thence North 12 deg. 37 min. 44 sec. East
a distance of 22.15 feet; thence North 25 deg. 07 min. 04 sec. West
a distance of 75.90 feet; thence North 08 deg. 36 min. 04 sec. West
a distance of 62.40 feet; thence North 01 deg. 42 min. 39 sec. East
a distance of 65.64 feet; thence North 06 deg. 14 min. 13 sec. West
a distance of 109.88 feet; thence North 12 deg. 17 min. 22 sec. West
a distance of 96.36 feet; thence North 08 deg. 44 min. 49 sec. West
a distance of 99.18 feet; thence North 00 deg. 04 min. 24 sec. East
a distance of 48.11 feet; thence North 08 deg. 28 min. 22 sec. East
a distance of 91.64 feet; thence North 02 deg. 22 min. 31 sec. East
a distance of 150.83 feet; thence North 06 deg. 00 min. 20 sec. East
a distance of 261.96 feet; thence North 14 deg. 30 min. 59 sec. West
a distance of 94.86 feet; thence North 26 deg. 27 min. 01 sec. West
a distance of 183.67 feet; thence North 37 deg. 36 min. 10 sec. West
a distance of 52.90 feet; thence North 59 deg. 08 min. 42 sec. West
a distance of 56.34 feet; thence South 89 deg. 45 min. 01 sec. West
a distance of 53.57 feet; thence South 74 deg. 17 min. 52 sec. West
a distance of 57.65 feet; thence South 54 deg. 25 min. 48 sec. West
a distance of 40.77 feet; thence South 31 deg. 18 min. 41 sec. West
a distance of 163.03 feet; thence South 24 deg. 59 min. 11 sec. West
a distance of 111.20 feet; thence South 14 deg. 55 min. 49 sec. West
a distance of 86.31 feet; thence South 02 deg. 57 min. 05 sec. West
a distance of 47.73 feet; thence South 08 deg. 48 min. 49 sec. West
a distance of 54.72 feet; thence South 00 deg. 41 min. 22 sec. West
a distance of 60.27 feet; thence South 04 deg. 39 min. 48 sec. East
a distance of 42.02 feet; thence South 01 deg. 41 min. 19 sec. East
a distance of 48.59 feet; thence South 05 deg. 18 min. 13 sec. West
a distance of 39.94 feet; thence South 04 deg. 07 min. 39 sec. East
a distance of 119.00 feet; thence South 05 deg. 12 min. 00 sec. West
a distance of 42.10 feet; thence South 00 deg. 30 min. 17 sec. West
a distance of 86.62 feet; thence South 08 deg. 50 min. 33 sec. West
a distance of 105.12 feet; thence South 16 deg. 46 min. 13 sec. West
a distance of 69.28 feet; thence South 12 deg. 01 min. 15 sec. West
a distance of 109.39 feet; thence South 07 deg. 23 min. 01 sec. West
a distance of 41.08 feet; thence South 06 deg. 30 min. 12 sec. East
a distance of 64.56 feet; thence South 00 deg. 28 min. 27 sec. West
a distance of 67.19 feet; thence South 03 deg. 47 min. 29 sec. East
a distance of 50.62 feet; thence South 07 deg. 44 min. 07 sec. East
a distance of 73.63 feet; thence South 03 deg. 13 min. 32 sec. East
a distance of 64.99 feet; thence South 17 deg. 55 min. 42 sec. East
a distance of 45.07 feet; thence South 09 deg. 09 min. 03 sec. East
a distance of 66.09 feet; thence South 12 deg. 25 min. 40 sec. East
a distance of 66.78 feet; thence South 17 deg. 12 min. 22 sec. East
a distance of 116.28 feet; thence South 19 deg. 31 min. 15 sec. East
a distance of 106.77 feet; thence South 14 deg. 36 min. 33 sec. East
a distance of 76.89 feet; thence South 16 deg. 14 min. 18 sec. East
a distance of 163.90 feet; thence South 22 deg. 56 min. 03 sec. East
a distance of 105.26 feet; thence South 27 deg. 47 min. 35 sec. East
a distance of 70.22 feet; thence South 17 deg. 20 min. 39 sec. East
a distance of 59.73 feet; thence South 39 deg. 15 min. 33 sec. East
a distance of 105.72 feet; thence South 28 deg. 33 min. 03 sec. East a

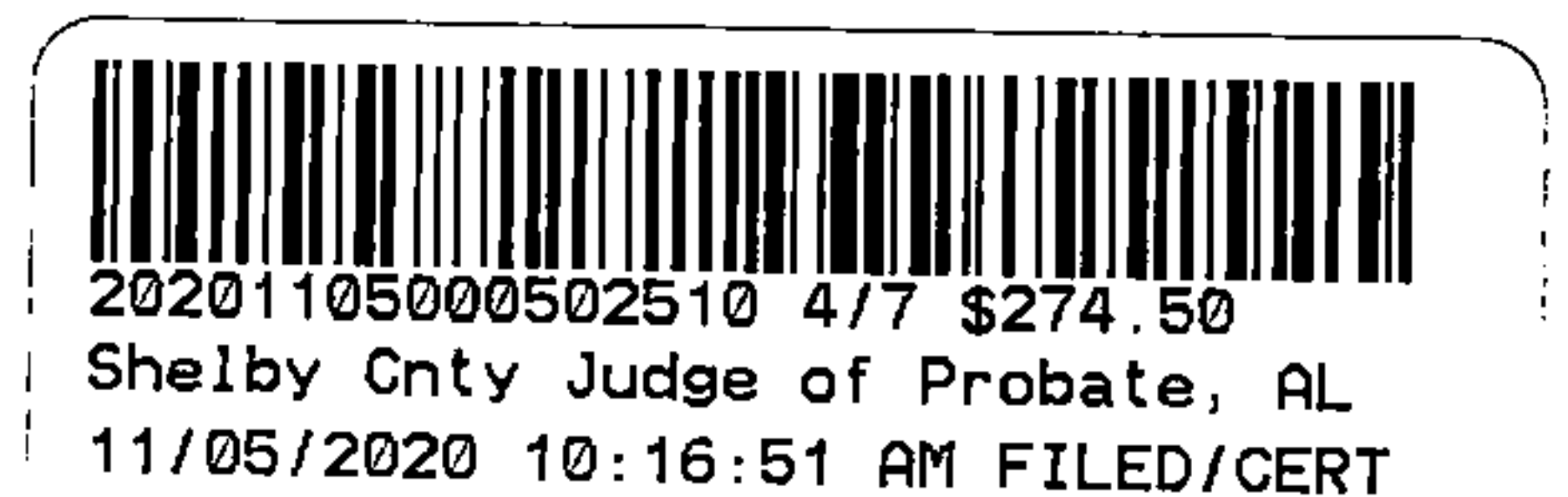


distance of 77.12 feet; thence South 31 deg. 01 min. 31 sec. East a distance of 56.03 feet; thence North 88 deg. 26 min. 33 sec. East a distance of 364.05 feet to the Point of Beginning; being situated in Shelby County, Alabama.

With Beneficial Rights to the Ingress and Egress Easements more particularly described as follows:

A 60 feet Easement for all ingress and egress and all public utilities being 30 feet either side and adjacent to a centerline over and across a part of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 22 South, Range 1 West, Shelby County, Alabama; said centerline being more particularly described as follows: to find the point of beginning start at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 and run North 2 deg. 00 min. 18 sec. East and along the East boundary of said forty for a distance of 235.79 feet to the point of beginning of said easement centerline; thence run North 40 deg. 58 min. 09 sec. West for a distance of 77.50 feet to a point; thence run North 42 deg. 58 min. 47 sec. West for a distance of 69.84 feet to a point; thence run North 78 deg. 18 min. 04 sec. West for a distance of 73.63 feet to a point; thence run North 89 deg. 43 min. 55 sec. West for a distance of 42.28 feet to a point; thence run South 61 deg. 32 min. 43 sec. West for a distance of 40.00 feet to a point; thence run South 46 deg. 04 min. 16 sec. West for a distance of 62.89 feet to a point; thence run South 39 deg. 26 min. 51 sec. West for a distance of 38.55 feet to a point; thence run South 49 deg. 50 min. 32 sec. West for a distance of 73.06 feet to a point; thence run South 71 deg. 05 min. 42 sec. West for a distance of 69.28 feet to a point; thence run South 83 deg. 17 min. 36 sec. West for a distance of 157.31 feet to a point; thence run South 76 deg. 22 min. 38 sec. West for a distance of 93.03 feet to a point; thence run South 67 deg. 25 min. 11 sec. West to a distance of 44.44 feet to a point; thence run North 53 deg. 15 min. 05 sec. West for a distance of 59.33 feet to a point; thence run North 64 deg. 57 min. 28 sec. West for a distance of 157.23 feet to a point; thence run North 67 deg. 39 min. 14 sec. West for a distance of 128.97 feet to a point; thence run North 54 deg. 56 min. 28 sec. West for a distance of 194.57 feet to a point; thence run North 70 deg. 19 min. 08 sec. West for a distance of 54.90 feet to a point; thence run North 73 deg. 44 min. 35 sec. West for a distance of 49.95 feet to a point; thence run North 86 deg. 41 min. 11 sec. West for a distance of 65.53 feet to the point of ending of the centerline described herein; said point lying on the West boundary of the Southeast 1/4 of the Northeast 1/4, 435.99 feet North of its Southwest corner; being situated in Shelby County, Alabama.

A 60 foot easement for ingress and egress and all public utilities being 30 foot either side and adjacent to a centerline over across parts of the West 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 22 South, Range 1 West, Shelby County, Alabama, said centerline being more particularly described as follows: to find the point of beginning start at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 and run North 1 deg. 30 min. 59 sec. East and along the West boundary of



said forty for a distance of 739.87 feet to the centerline of Highway No. 42; thence run North 79 deg. 44 min. 51 sec. East and along said centerline for a distance of 494.69 feet to the point of beginning of said easement centerline; thence run North 21 deg. 34 min. 10 sec. West for a distance of 85.32 feet to a point; thence run North 87 deg. 23 min. 18 sec. West for a distance of 203.52 feet to a point; thence run North 57 deg. 13 min. 54 sec. West for a distance of 153.87 feet to a point; thence run North 11 deg. 09 min. 15 sec. West for a distance of 109.48 feet to a point; thence run North 3 deg. 21 min. 06 sec. East for a distance of 174.65 feet to a point; thence run North 16 deg. 33 min. 21 sec. East for a distance of 137.63 feet to a point; thence run North 41 deg. 37 min. 34 sec. East for a distance of 127.23 feet to a point; thence run North 53 deg. 49 min. 14 sec. East for a distance of 67.38 feet to a point; thence run North 58 deg. 22 min. 20 sec. East for a distance of 172.71 feet to a point; thence run North 41 deg. 03 min. 52 sec. East for a distance of 96.75 feet to a point; thence run North 3 deg. 52 min. 54 sec. East for a distance of 162.22 feet to a point; thence run North 25 deg. 42 min. 17 sec. West for a distance of 185.93 feet to a point; thence run North 5 deg. 04 min. 18 sec. East for a distance of 133.40 feet to a point; thence run North 1 deg. 05 min. 13 sec. East for a distance of 176.10 feet to a point; thence run North 16 deg. 37 min. 47 sec. West for a distance of 74.23 feet to a point; thence run North 24 deg. 56 min. 13 sec. West for a distance of 117.35 feet to a point; thence run North 35 deg. 26 min. 44 sec. West for a distance of 154.74 feet to a point; thence run North 45 deg. 46 min. 00 sec. West for a distance of 171.24 feet to a point; thence run North 40 deg. 30 min. 48 sec. West for a distance of 111.00 feet to a point; thence run North 35 deg. 33 min. 41 sec. West for a distance of 54.12 feet to the point of ending of the centerline described herein; said point lying on the West boundary of the Southwest 1/4 of the Northwest 1/4, 235.79 feet North of its Southwest corner; being situated in Shelby County, Alabama.

Jessica Holly Chavez and Jessica Chavez are one in the same person.

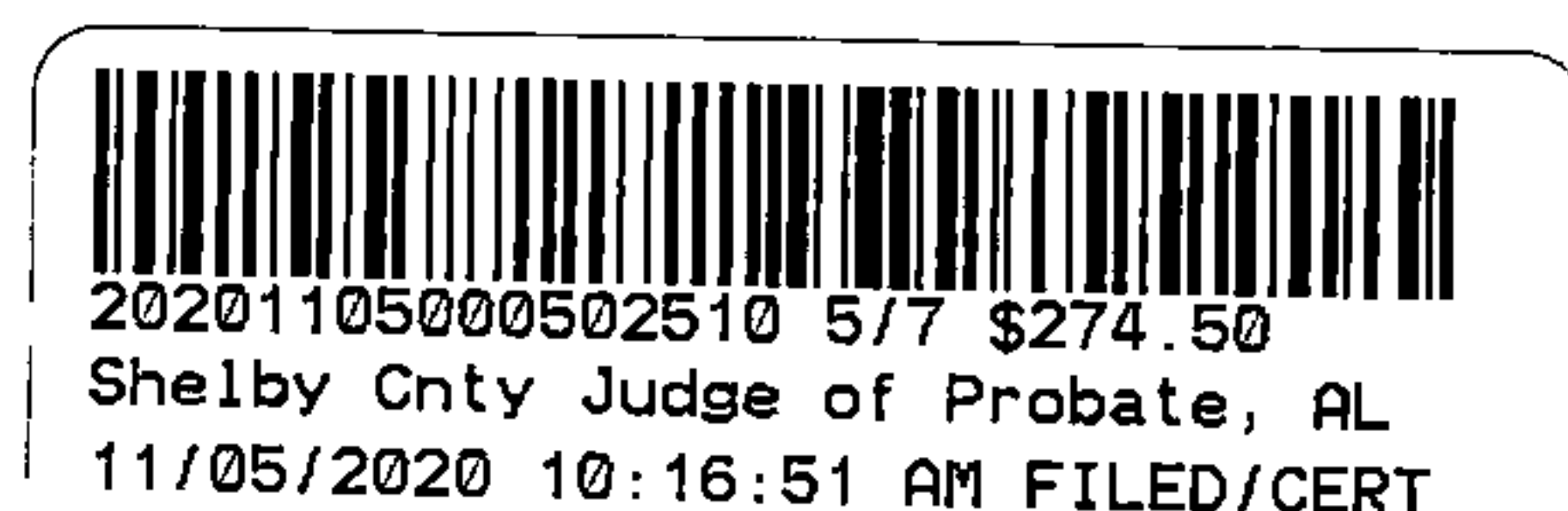
TO HAVE AND TO HOLD unto the said Grantee, his heirs, successors and assigns forever.

4th IN WITNESS WHEREOF, I have hereunto set my hand and seal this November day of November, 2020.

 (SEAL)
Jessica Holly Chavez

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Jessica Holly Chavez, a married woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of November,
2020.

Kiri M. Foster (SEAL)
Notary Public

My Commission Expires: 1-3-23


20201105000502510 617 \$274.50
Shelby Cnty Judge of Probate, AL
11/05/2020 10:16:51 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 Jessica Holly Chavez
Mailing Address 101 Summerchase Parkway
Calera, Alabama 35040

Grantee's Name Alejandro Chavez
Mailing Address 8613 Highway 42
Shelby, Alabama 35143

Property Address Highway 42
Shelby, Alabama 35143

Date of Sale November, 2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ $468,750.00 \times 1/2 = \$234,375.00$

Shelby County, AL 11/05/2020
State of Alabama
Deed Tax: \$234.50

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 ☐ Appraisal
☐ Sales Contract ☒ Other Property Tax Commissioner
☐ 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 11-4-20

Print Alejandro Chavez

☐ Unattested

Kim M. Foster

Sign

A Chavez

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



20201105000502510 7/7 \$274.50
Shelby Cnty Judge of Probate, AL
11/05/2020 10:16:51 AM FILED/CERT

Form RT-1