

18-9563

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Teresa Diane Helton  
192 Rossburg Dr  
Calera, AL 35040

20190117000019270  
01/17/2019 01:06:24 PM  
DEEDS 1/1

**GENERAL WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Two Thousand Dollars and No Cents (\$162,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Summer Armstrong Ponce and Daniel Ponce, wife and husband, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Teresa Diane Helton (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 54, according to the Survey of Rossburg, Sector II, as recorded in Map Book 36 page 38 in the Probate Office of Shelby County, Alabama.

Summer Armstrong Ponce is one and the same as Summer Armstrong who acquired title under Instrument 20160301000065160 in the Shelby County Probate Office.

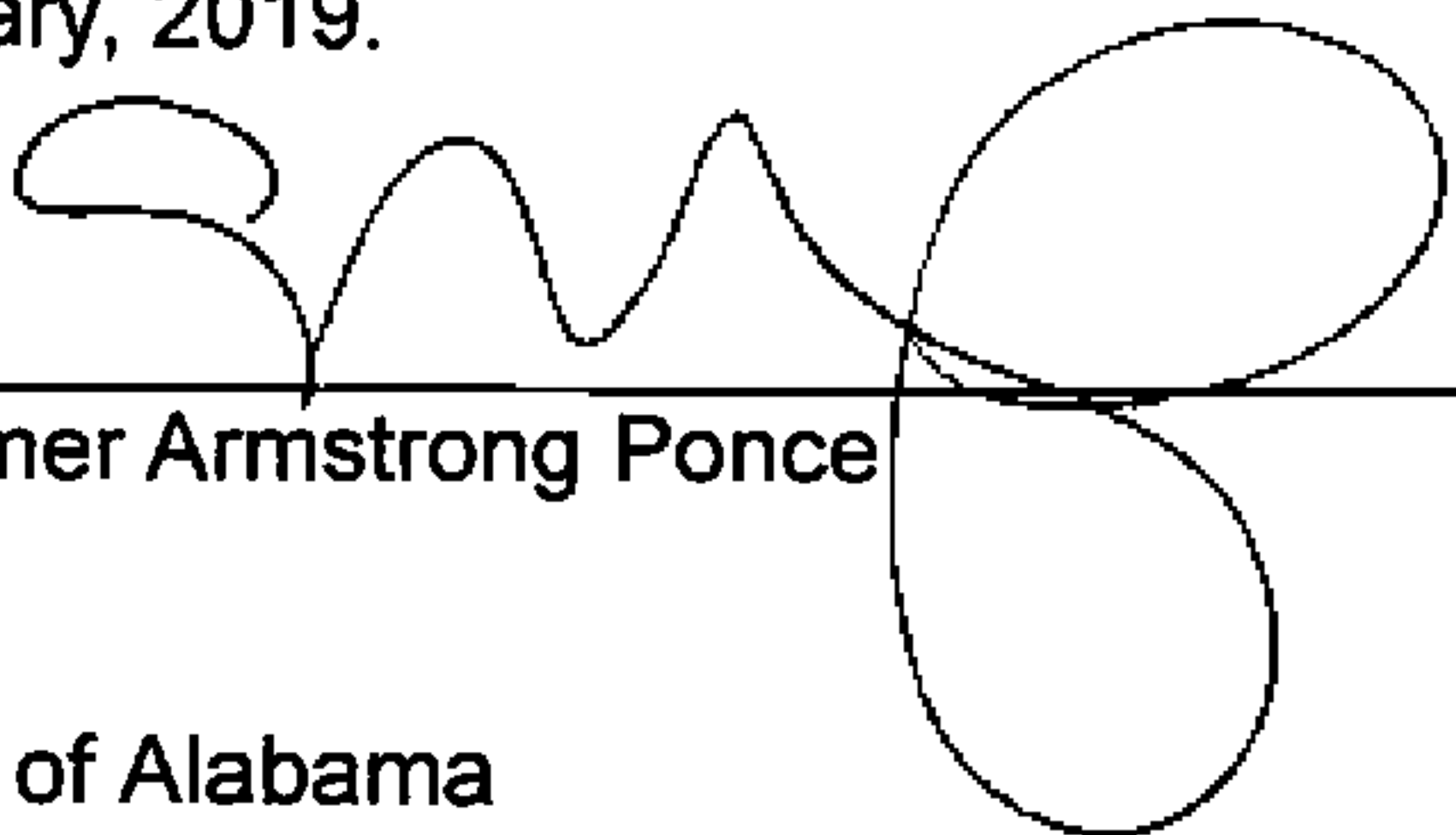
Subject to: All easements, restrictions and rights of way of record.

\$129,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I/we have hereunto set my/our hand(s) and seal(s), this the 17th day of January, 2019.


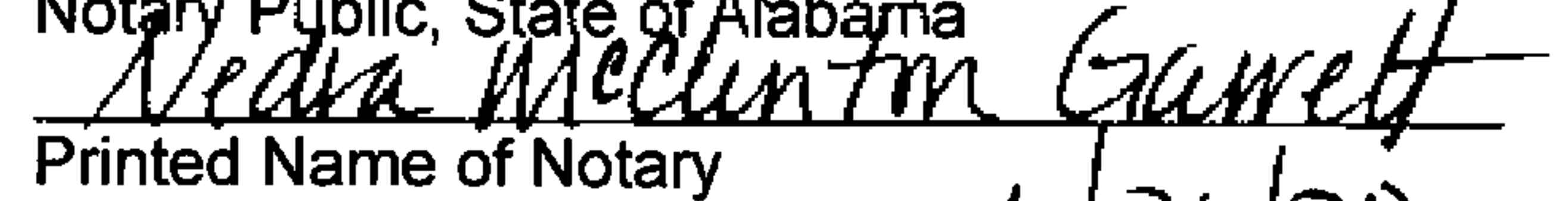
  
\_\_\_\_\_  
Summer Armstrong Ponce

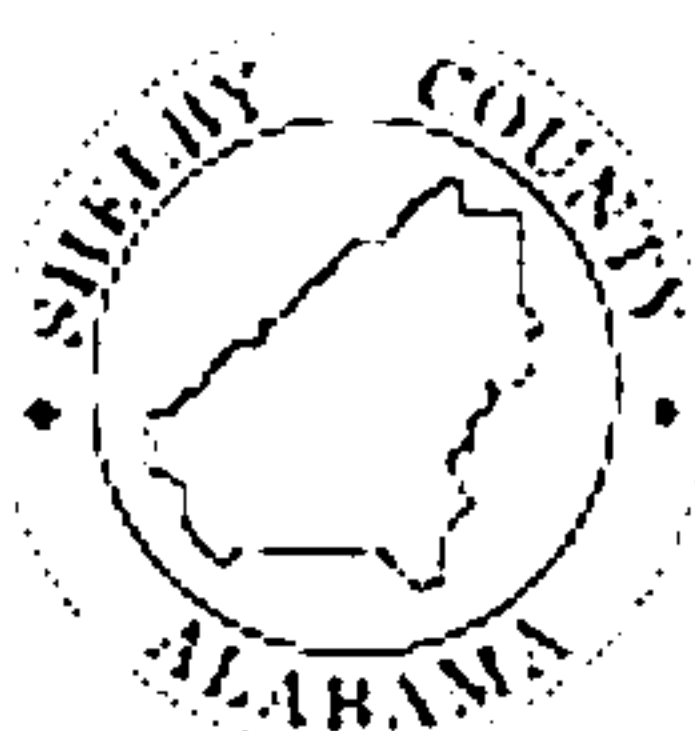
  
\_\_\_\_\_  
Daniel Ponce

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Summer Armstrong Ponce and Daniel Ponce, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they in his/her/their capacity as Personal Representative and as Trustee of the Summer Armstrong Ponce and Daniel Ponce executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of January, 2019.

  
Notary Public, State of Alabama  
  
Printed Name of Notary  
My Commission Expires: 6/26/20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/17/2019 01:06:24 PM  
\$48.50 CHARITY  
20190117000019270

*Allen S. Bayl*