

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Lidia Alcantara-Elizalde
323 Parsons Drive
Pelham, Alabama 35124

WARRANTY DEED


20160419000127380 1/4 \$25.50
Shelby Cnty Judge of Probate, AL
04/19/2016 08:13:52 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this April 15, 2016, That for and in consideration of **ONE HUNDRED TEN THOUSAND FOUR HUNDRED AND NO/100 (\$110,400.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **DANIEL H. POOL and LYNDIA M. POOL, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **LIDIA ALCANTARA-ELIZALDE**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Situated in the County of Shelby, State of Alabama:

A portion of the SW ¼ of the NW ¼ of Section 10, Township 29 South, Range 2 West, described as follows: Begin at the S.E. corner of the SW ¼ of the NW ¼ of Section 10, Township 20 South, Range 2 West and run Northerly along the East side of said ¼ - ¼ for 1003.50 feet; thence turn an angle of 84 degrees 34 minutes to the left and run 146.73 feet; then turn an angle of 62 degrees 07 minutes 05 seconds to the left and run 54.26 feet; then turn an angle of 50 degrees 08 minutes 43 seconds to the left and run 92.72 feet; then turn an angle of 42 degrees 07 minutes 49 seconds to the right and run 121.95 feet; thence turn angle of 9 degrees 39 minutes 04 seconds to the right and run 82.10 feet; then turn an angle of 34 degrees 46 minutes 30 seconds to the right and run 115.77 feet to the point of beginning; then turn an angle of 21 degrees 50 minutes 44 seconds to the left and run 212.23 feet; thence turn an angle of 84 degrees 00 minutes 57 seconds to the right and run 242.79 feet; then turn an angle of 89 degrees 01 minutes 13 seconds to the right and run 256.62 feet; then turn an angle of 88 degrees 25 minutes 16 seconds to the right and run 225.49 feet; turn an angle of 54 degrees 10 minutes 04 seconds to the right and run 70.91 feet back to the point of beginning. Also an easement for ingress and egress as set out in that certain deed to James A. Parsons and wife Joyce N. Parsons recorded in Deed Book 281, page 249, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.

Shelby County, AL 04/19/2016
State of Alabama
Deed Tax: \$2.50

2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record
- 7.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.



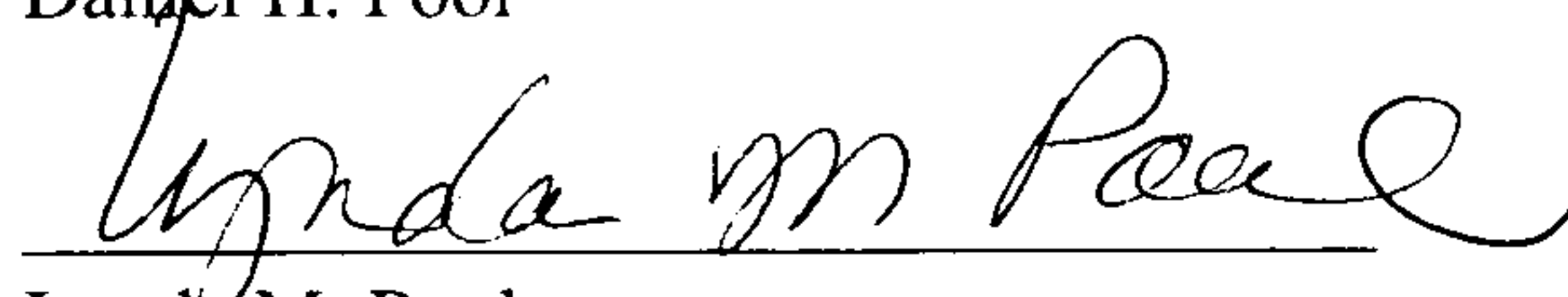
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IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of April 15, 2016.

GRANTORS:



Daniel H. Pool

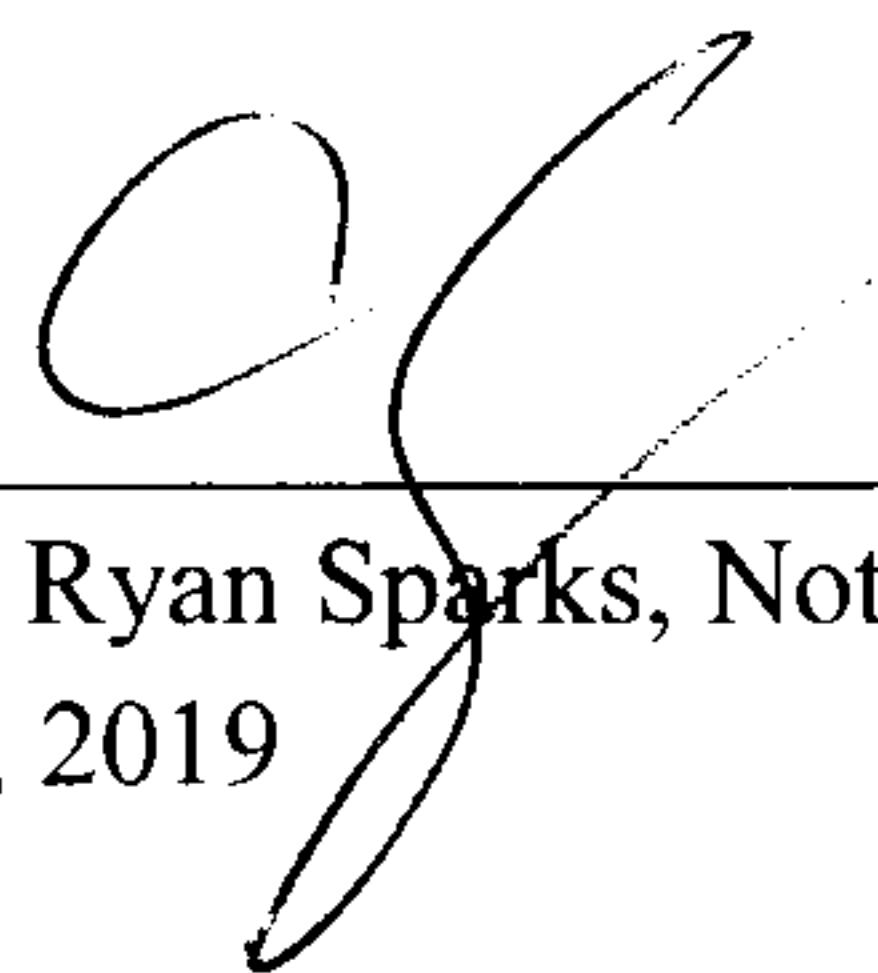


Lynda M. Pool

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Daniel H. Pool and Lynda M. Pool, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Daniel H. Pool and Lynda M. Pool each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of April 15, 2016.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

[Affix Seal Here]



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Daniel H. Pool
Mailing Address Lynda M. Pool
323 Parsons Drive
Pelham, AL 35124

Grantee's Name Lidia Alcantara-Elizalde
Mailing Address _____
323 Parsons Drive
Pelham, AL 35124

Property Address 323 Parsons Drive
Pelham, AL 35124

Date of Sale 4/15/16
Total Purchase Price \$ 110,400.00
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)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____


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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 _____

Print C. Ryan Sparks

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1