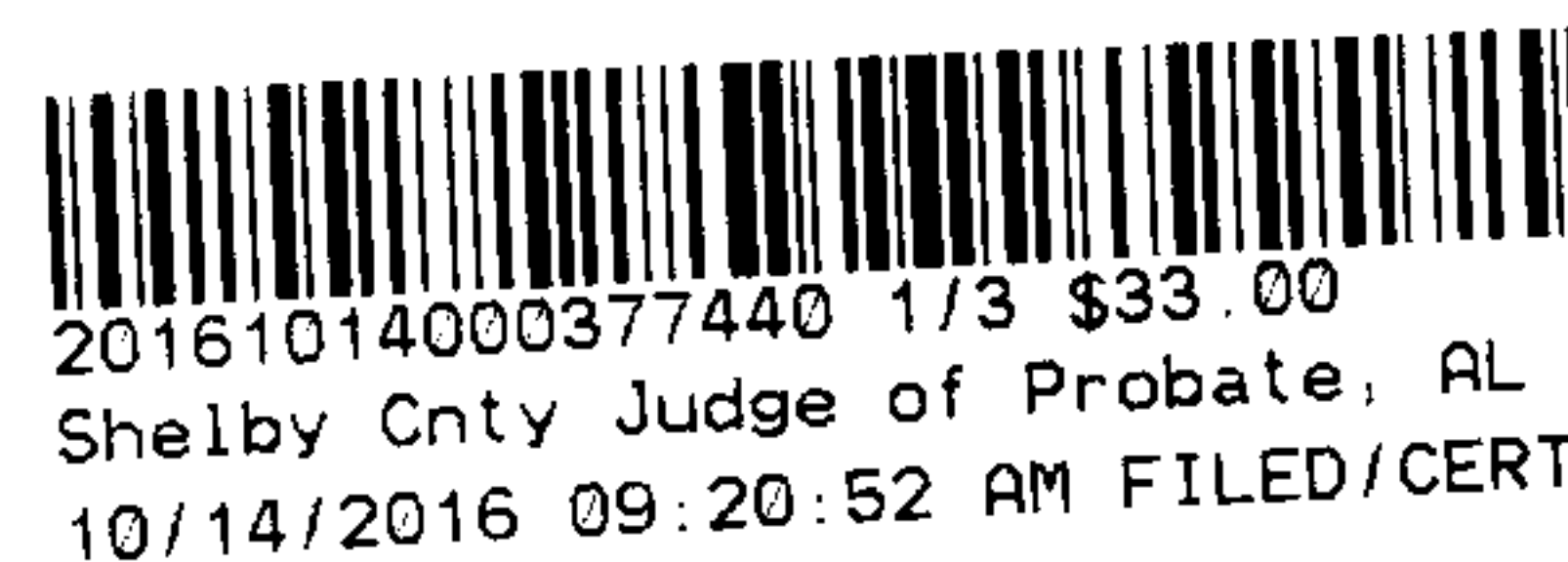


This Instrument Prepared By:

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

Send Tax Notice To Grantees Address:

Robin David Rivera and Mary Anne Rivera
28 Dogwood Drive
Calera, Alabama 35040



WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this October 7, 2016, That for and in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND ONE HUNDRED AND NO/100 (\$235,100.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **JACQUELINE GOBER, an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **ROBIN DAVID RIVERA and MARY ANNE RIVERA**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

PARCEL I:

Lot 6, Country View Estates, Phase I, as recorded in Map Book 10, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama, plus an additional 10 feet (10.0') along the rear Northerly line of same said Lot 6 that is parallel, adjacent and contiguous with said Northerly rear lot line of said Lot 6. According to the Survey of Joseph E. Conn, Jr., Alabama P.L.S No. 9049, dated June 3, 1994.

PARCEL II:

Beginning at the Northwest corner of Lot 6, Country View Estates, Phase I, as recorded in Map Book 10, Page 10, as recorded in the Office of the Judge of Probate, Shelby County, thence North 35 degrees 40 minutes 02 seconds West a distance of 10.0 feet; thence North 31 degrees 16 minutes 51 seconds East a distance of 232.03 feet; thence South 39 degrees 53 minutes 52 seconds East, a distance of 84.84 feet to a point lying on the radial right of way of William Way (40-foot radius), said point also lying on a non-tangent curve to the left, having a radius of 40.00 feet, a central angle of 89 degrees 58 minutes 58 seconds and having a chord bearing of South 05 degrees 06 minutes 39 seconds West, a chord distance of 56.56; thence along the arc of said curve and along and right of way line a distance of 62.82 feet; thence South 39 degrees 52 minutes 50 seconds East, along said right of way line a distance of 13.00 feet; thence, leaving said right of way line South 66 degrees 28 I 3 seconds West, distance of 88.00 feet to point of beginning.

Subject to:

Shelby County, AL 10/14/2016
State of Alabama
Deed Tax: \$12.00

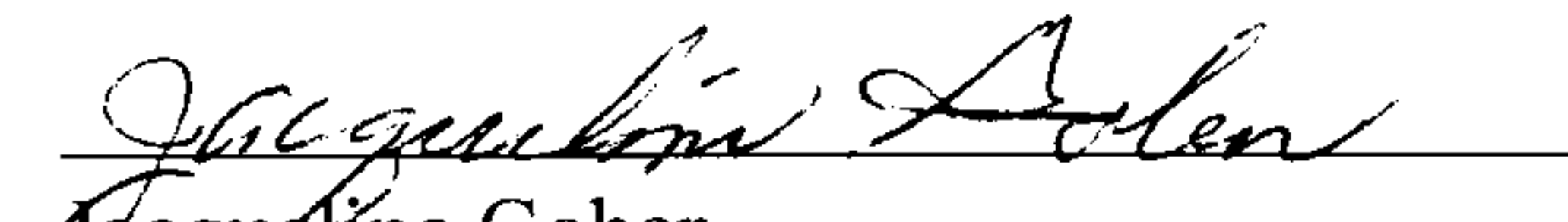
1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
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

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 Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of October 7, 2016.

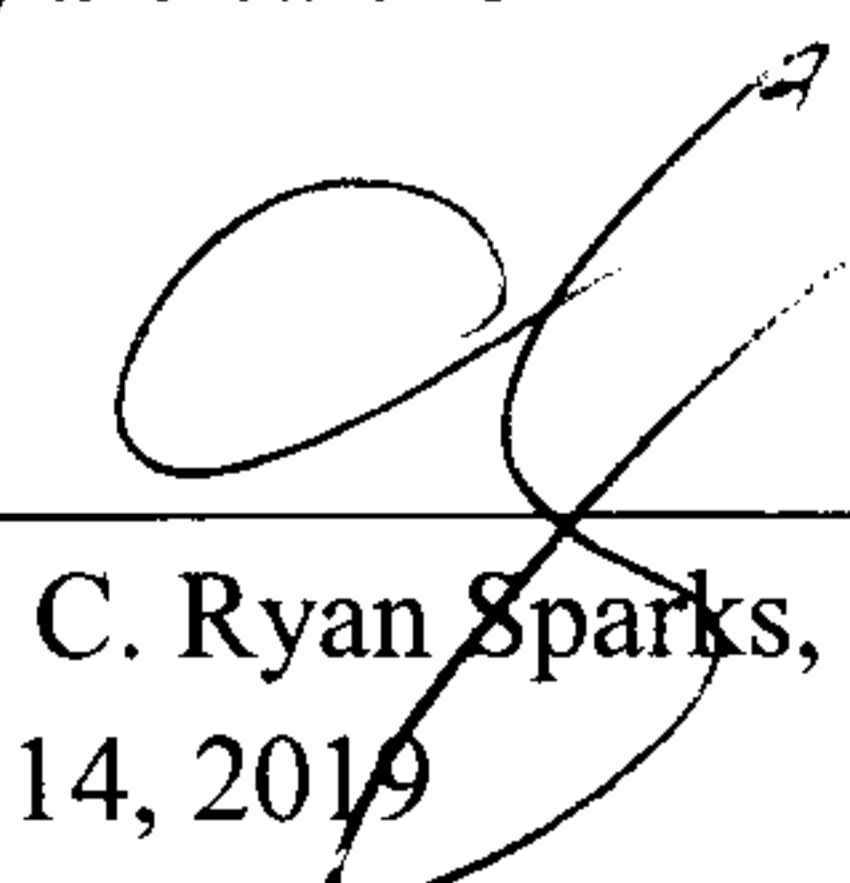
GRANTOR:


Jacqueline Gober

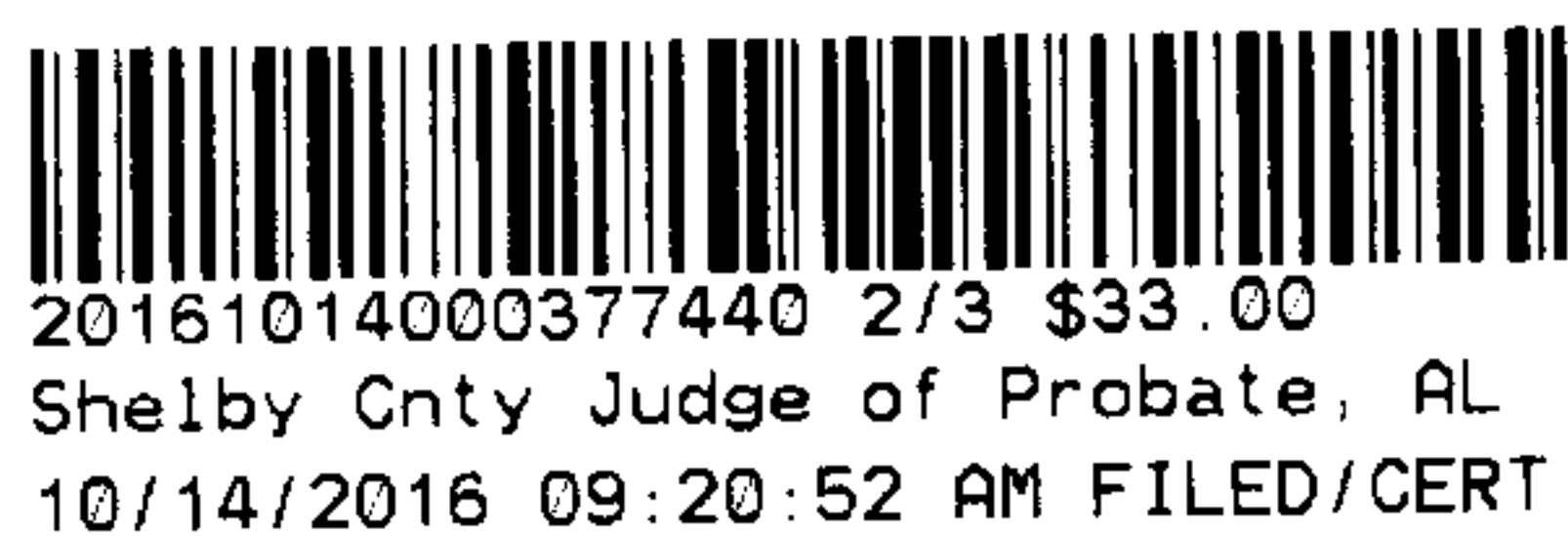
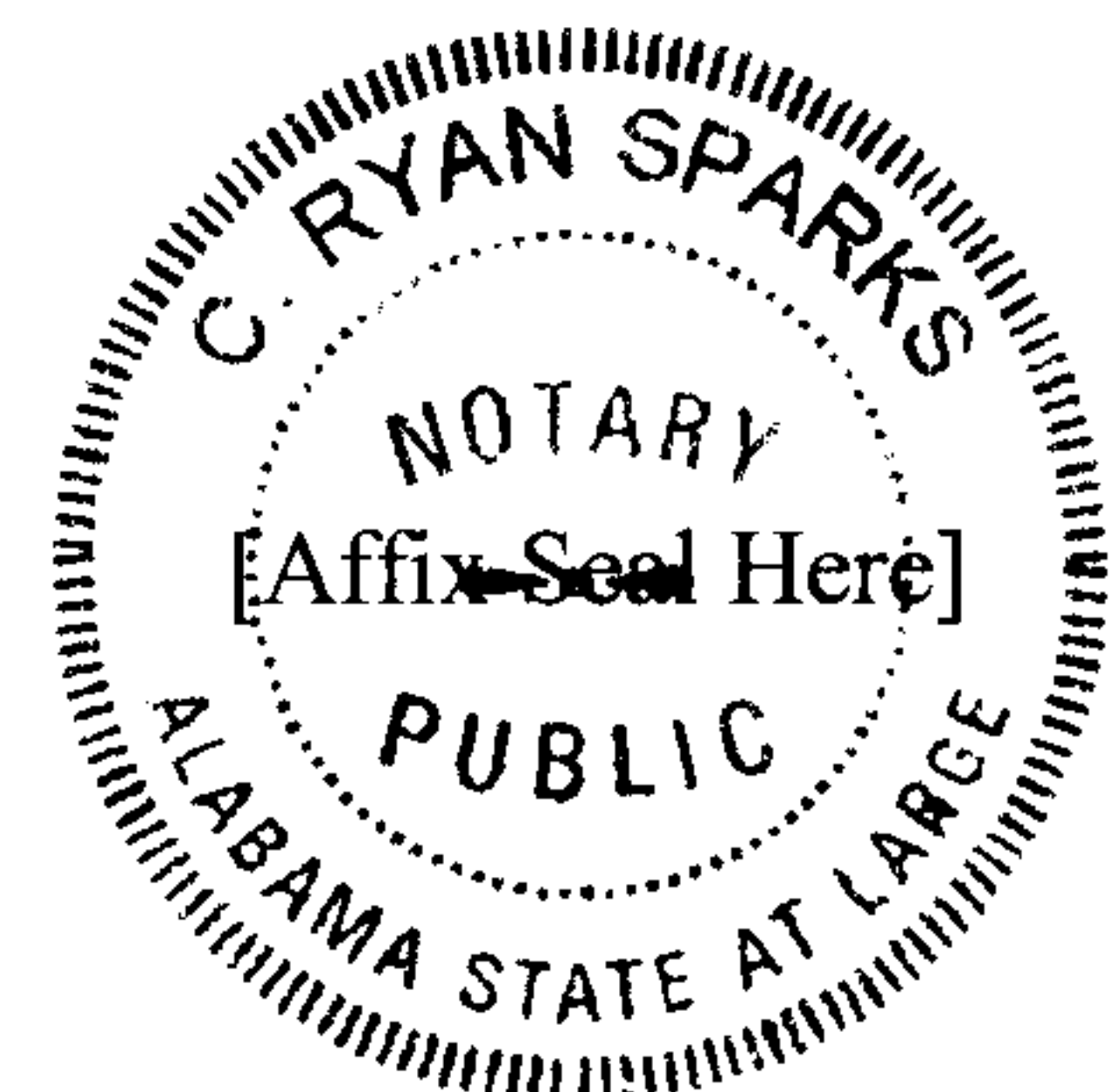
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jacqueline Gober, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Jacqueline Gober executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of October 7, 2016.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



Real Estate Sales Validation Form

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

Grantor's Name Jacqueline Gober
Mailing Address _____
28 Dogwood Drive
Calera, Alabama 35040

Grantee's Name Robin David Rivera
Mailing Address _____
Mary Anne Rivera
28 Dogwood Drive
Calera, Alabama 35040

Property Address 28 Dogwood Drive
Calera, Alabama 35040

Date of Sale 10/7/16
Total Purchase Price \$ 235,100.00

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 _____

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 _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1


20161014000377440 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
10/14/2016 09:20:52 AM FILED/CERT