

This instrument prepared by:
Rosalie Doggett
240 Applegate Parkway
Pelham, AL 35124

SEND TAX NOTICE TO:
Julia Marie Rivera and Richard T. Rivera
125 Windsor Circle
Pelham, AL 35124

WARRANTY DEED

20190313000081100

STATE OF ALABAMA

)

03/13/2019 01:26:05 PM

SHELBY COUNTY

)

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Hundred Ten Thousand And No/100 Dollars (\$510,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Linda Baxley Caminez, a single person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Julia Marie Rivera and Richard T. Rivera (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 7 and part of Lot 6, according to the Survey of Weatherly Windsor, Sector 9, as recorded in Map Book 17, Page 125, in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Begin at the NW corner of above said Lot 7, said point being the point of beginning; thence S 88°38'25" E, a distance of 250.00 feet; thence S 13°08'46" E, a distance of 346.62 feet; thence N 89°52'26" W, a distance of 200.25 feet; thence S 34°32'57" W, a distance of 193.40 feet; thence S 02°30'55" E, a distance of 159.61 feet to the Northerly R.O.W line of Windsor Circle and the beginning of a non-tangent curve to the left, having a radius of 50.00, a central angle of 30°17'24" and subtended by a chord which bears N 81°30'02" W, and a chord distance of 26.13 feet; thence along the arc of said curve and said R.O.W. line, a distance of 26.43 feet; thence N 00°00'00" E and leaving said R.O.W. line, a distance of 657.92 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Linda Baxley Caminez is one and the same as Linda Caminez, who acquired title under instrument # 20161201000437620, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to a third party mortgage in the amount of \$459,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 11 day of March, 20 19.

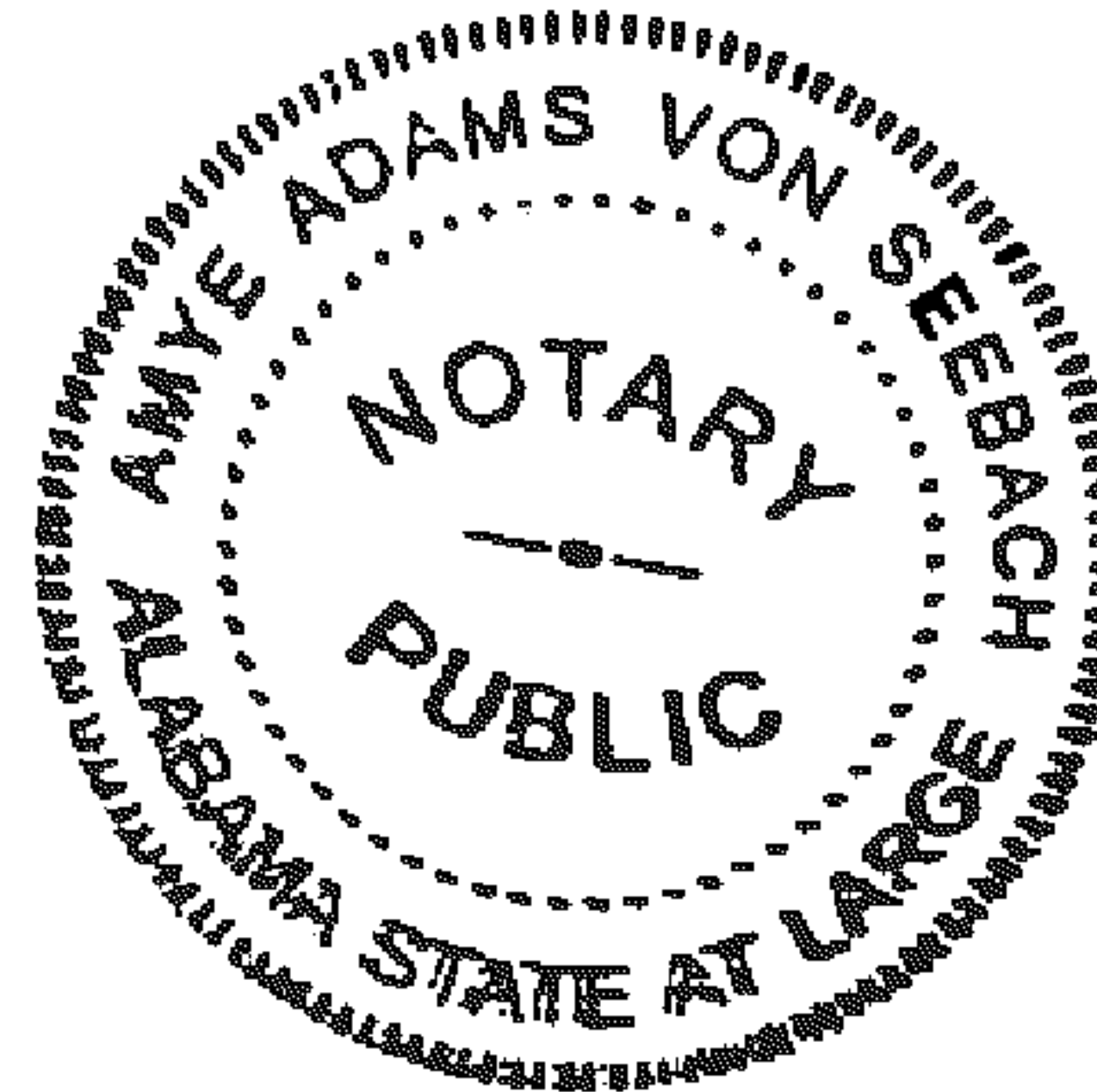
Linda Baxley Caminez by Candace Addison Armstrong her Attorney in Fact
Linda Baxley Caminez by Candace Addison Armstrong
her Attorney in Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Candace Addison Armstrong whose name as Attorney in Fact for Linda Baxley Caminez 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 and in her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 11 day of March, 20 19
[Signature]
Notary Public
My commission expires:

My Commission Expires:
June 17, 2021



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

Grantor's Name Linda Baxley Caminez
Mailing Address 125 Windsor Circle
 Pelham, AL 35124

Grantee's Name Julia Marie Rivera and Richard T. Rivera
Mailing Address 125 Windsor Circle
 Pelham, AL 35124

Property Address 125 Windsor Circle
 Pelham, AL 35124

Date of Sale March 11, 2019
Total Purchase Price \$510,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ 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 - Linda Baxley Caminez, 125 Windsor Circle, Pelham, AL 35124.

Grantee's name and mailing address - Julia Marie Rivera and Richard T. Rivera, 125 Windsor Circle, Pelham, AL 35124.

Property address - 125 Windsor Circle, Pelham, AL 35124

Date of Sale - March 11, 2019.

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.

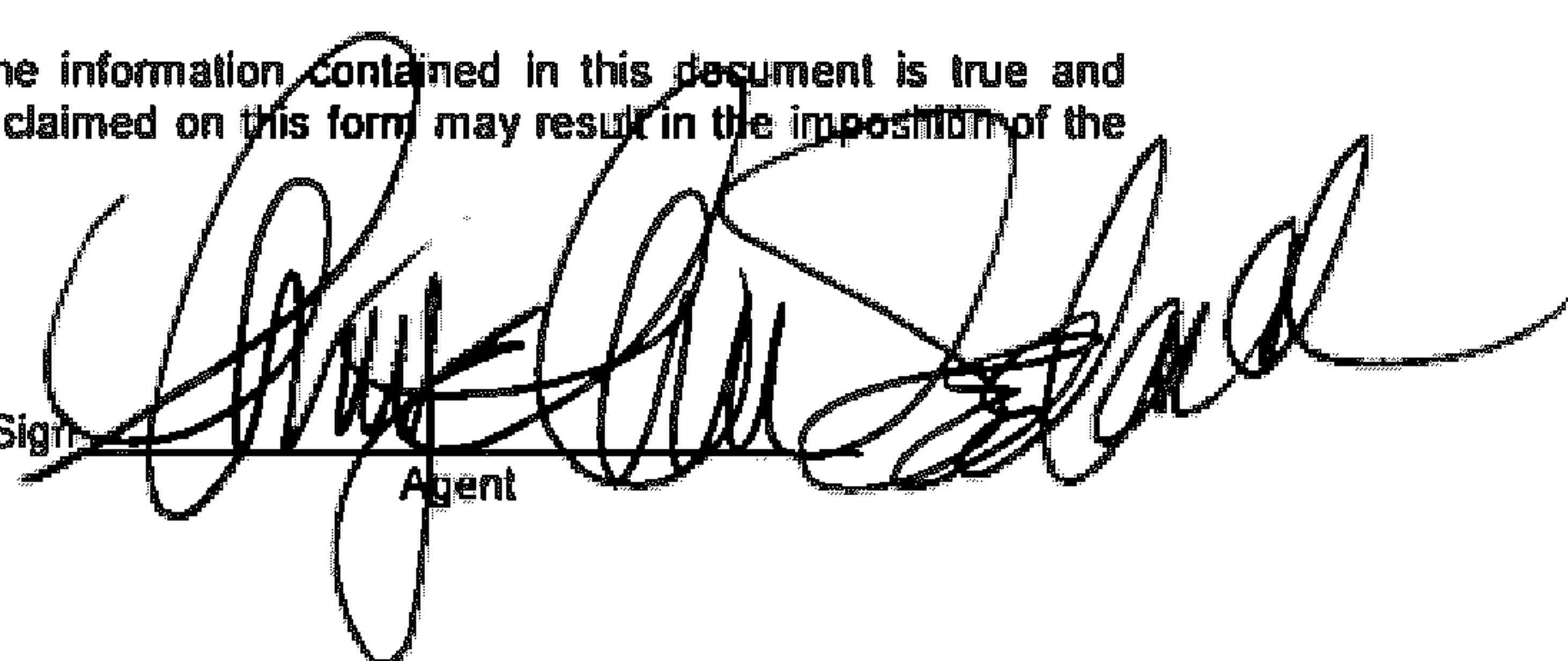
Actual Value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: March 11, 2019

Signature _____
 Agent




Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/13/2019 01:26:05 PM
 \$72.00 CHERRY
 20190313000081100

Allen S. Bevil