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06/10/2019 01:51:07 PM  
DEEDS 1/4

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
CLAUDIA CECILIA TADEO CASTILLO  
  
155 SMITH ROAD  
CHELSEA, AL 35043

### WARRANTY DEED

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00)\* to the undersigned Grantors, JAMES THOMAS POE, a single man, and ERIC ANTHONY POE, a single man, (hereinafter referred to as Grantors, whose mailing address is 155 SMITH ROAD, CHELSEA, AL 35043), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto CLAUDIA CECILIA TADEO CASTILLO (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

PLEASE SEE THE ATTACHED EXHIBIT "A."

Property address: 155 SMITH ROAD, CHELSEA, AL 35043

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: CLOSING STATEMENT

Subject to:

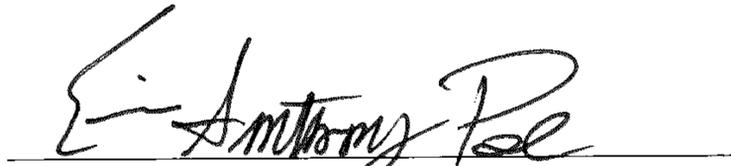
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOL. 332, PAGE 258.

\$35,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 4th day of June, 2019.

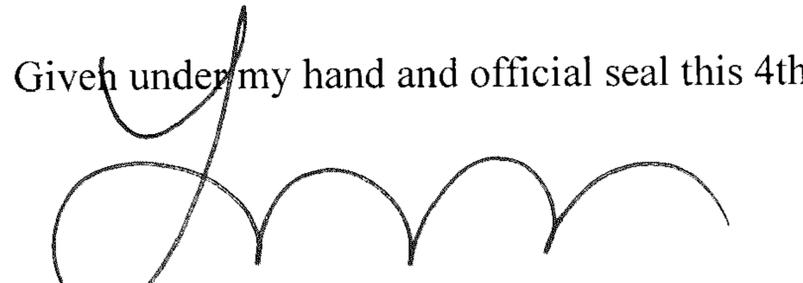
  
\_\_\_\_\_  
JAMES THOMAS POE

  
\_\_\_\_\_  
ERIC ANTHONY POE

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES THOMAS POE, a single man, and ERIC ANTHONY POE, a single man, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC

2/4/19



LEGAL DESCRIPTION

Commence at the northwest corner of the NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 1, Township 20, Range 2 West and run south along the west line of said forty acres 700 feet to the point of beginning of the lot herein conveyed; thence east and parallel with the north line of said forty acres 210 feet; thence south and parallel with the west line of said forty acres 210 feet; thence west and parallel with the north line of said forty acres 210 feet to the west line of same; thence north along the west line of said forty acres 210 feet to the point of beginning. Situated in Shelby County, Alabama. Subject to all easements and restrictions of record.

Real Estate Sales Validation Form

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

Grantor's Name:	JAMES THOMAS POE and ERIC ANTHONY POE	Grantee's Name:	CLAUDIA CECILIA TADEO CASTILLO
Mailing Address:	155 SMITH ROAD CHELSEA, AL 35043	Mailing Address:	155 SMITH ROAD CHELSEA, AL 35043
Property Address:	155 SMITH ROAD CHELSEA, AL 35043	Date of Sales	June 4th, 2019
		Total Purchase Price:	(\$55,000.00)
		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	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
x _____	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: June 4th, 2019

Print Laura L. Barnes

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) **circle one**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/10/2019 01:51:07 PM  
\$44.00 CHERRY  
20190610000202880

Allie S. Bevil