

WARRANTY DEED

20200122000028870
01/22/2020 01:07:05 PM
DEEDS 1/3

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Guadalupe Tadeo Castillo
191 Smith Road
Chelsea, AL 35043

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Thirty Thousand and no/100 Dollars (\$30,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **James Thomas Poe, an unmarried man and Eric Anthony Poe, an unmarried man** (herein referred to as Grantors) grant, bargain, sell and convey unto **Guadalupe Tadeo Castillo** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

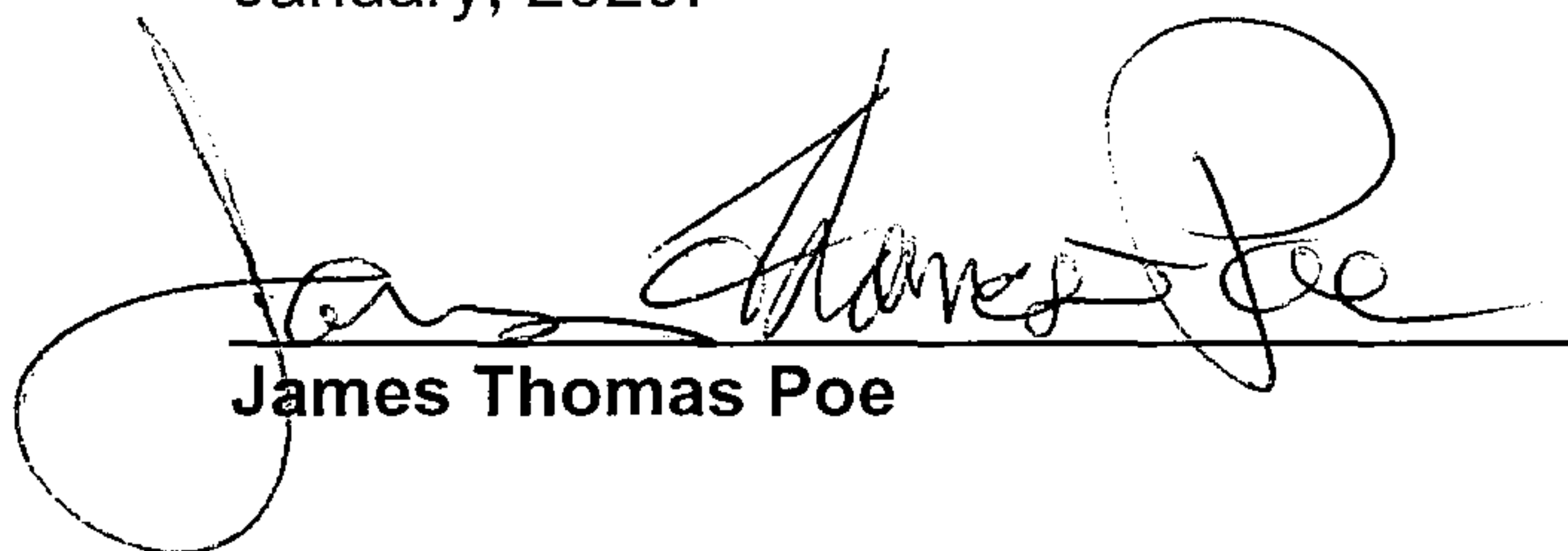
SEE EXHIBIT "A" ATTACHED HERETO.

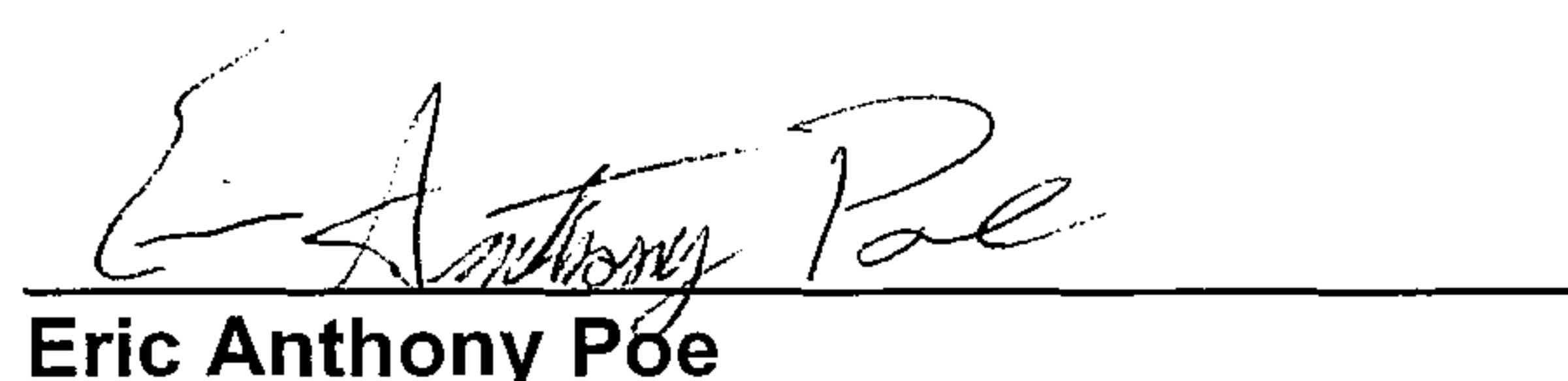
This property does not constitute the homestead of Grantors as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 21 day of January, 2020.

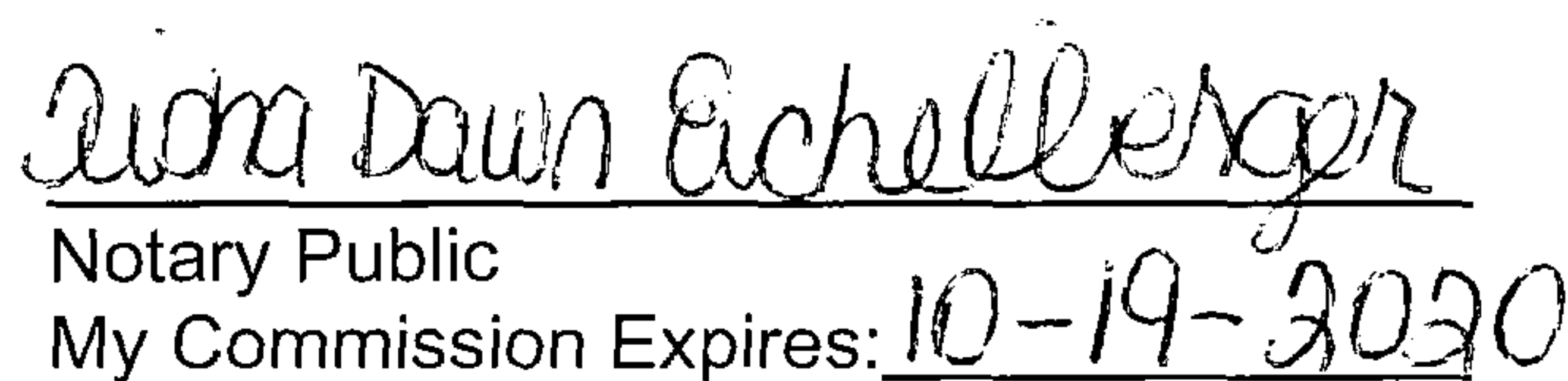

James Thomas Poe


Eric Anthony Poe

STATE OF ALABAMA
COUNTY OF SHELBY

I, Tisha Dawn Eichelberger, a Notary Public in and for said County, in said State, hereby certify that **James Thomas Poe and Eric Anthony Poe**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of January, 2020.


Notary Public
My Commission Expires: 10-19-2020

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020

EXHIBIT "A"

The West 15 feet and the South 15 feet of the following described property: A part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 1, Township 20 South, Range 2 West, more particularly described as follows: Commence at the northwest corner of said quarter-quarter section and run thence South along the west boundary of said quarter-quarter section a distance of 1,120 feet to point of beginning; thence continue South in the same direction a distance of 200 feet, more or less, to the Southwest corner of said quarter-quarter section; thence run East along the South boundary of said quarter-quarter section a distance of 210 feet to a point; thence turn to the left and run north parallel with the Western boundary of said quarter-quarter section a distance of 200 feet more or less, to a point due East from the point of beginning; thence turn to the left and run Westerly 210 feet, more or less, to the point of beginning.

Subject to a perpetual easement and right of way for road purposes only over the North 15 feet of the above described property.

AND ALSO:

A part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 West, more particularly described as follows:

Commence at the Northwest corner of said quarter-quarter section and run thence South along the West boundary of said quarter-quarter section a distance of 1,120 feet to point of beginning; thence continue South in the same direction a distance of 200 feet, more or less, to the Southwest corner of said quarter-quarter section; thence run East along the South boundary of said quarter-quarter section a distance of 210 feet to a point; thence turn to the left and run North parallel with the Western boundary of said quarter-quarter section a distance of 200 feet, more or less, to a point due East from the point of beginning; thence turn to the left and run Westerly 210 feet, more or less, to the point of beginning.

Grantors reserve in favor of themselves, their heirs, successors and assigns, a perpetual easement and right of way for road purposes over the West 15 feet and South 15 feet of the above described property.

AND ALSO:

A lot or parcel of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 West, more particularly described as follows:

Commence at the Northwest corner of the above said quarter-quarter, thence run South along the west line for a distance of 910.0 feet to the point of beginning. Thence continue along same line for a distance of 210.0 feet, thence run East for a distance of 210.0 feet, thence run North and parallel to the west line for a distance of 210.0 feet, thence run West for a distance of 210.0 feet to the point of beginning, less and except a 15.0 foot strip along the west line of the above said lot for roadway.

Grantors reserve in favor of themselves, their heirs, successors and assigns, a perpetual easement and right of way for road purposes over the West 15 feet of the above described property.

Situated in Shelby County, Alabama.

PARCEL NO.: 14-1-01-0-000-004.000

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
Mailing Address Eric Anthony Poe
4097 Gristmill Road
Alpine, AL 35014

Grantee's Name Guadalupe Tadeo Castillo
Mailing Address 191 Smith Road
Chelsea, AL 35043

Property Address See Exhibit A

Date of Sale 1/ 21 /2020
Total Purchase Price \$ 30,000.00

Or
Actual Value \$
Or
Assessor's Market Value \$

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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 - 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 1/21 /2020

Print James Thomas Poe
Sign Eric Anthony Poe
(Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2020 01:07:05 PM
\$58.00 CHERRY
20200122000028870

Allen S. Bayl