

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-20-28332

Send Tax Notice To: Ma de Jesus Castanon Lopez
Gerardo Arrelano Pacheco

244 Hwy 42
Calera, AL 35040

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Eighteen Thousand Dollars and No Cents (\$18,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of James W. Baxley, Probate Case # 18BES00794 and Faye Baxley, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ma de Jesus Castanon Lopez and Gerardo Arrelano Pacheco**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

James W. Baxley, one of the Grantees in deed recorded in Instrument # 1995-04843 died on or about July 28, 2018. Charles E. Baxley, the other Grantee, died on or about May 30, 2019. Faye Baxley is the only surviving heir of Charles R. Baxley.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of June, 2020.

THE ESTATE OF JAMES W. BAXLEY, PROBATE
CASE #18BES00791

Timothy Charles Baxley
Timothy Charles Baxley
Personal Representative

State of Alabama

County of Shelby

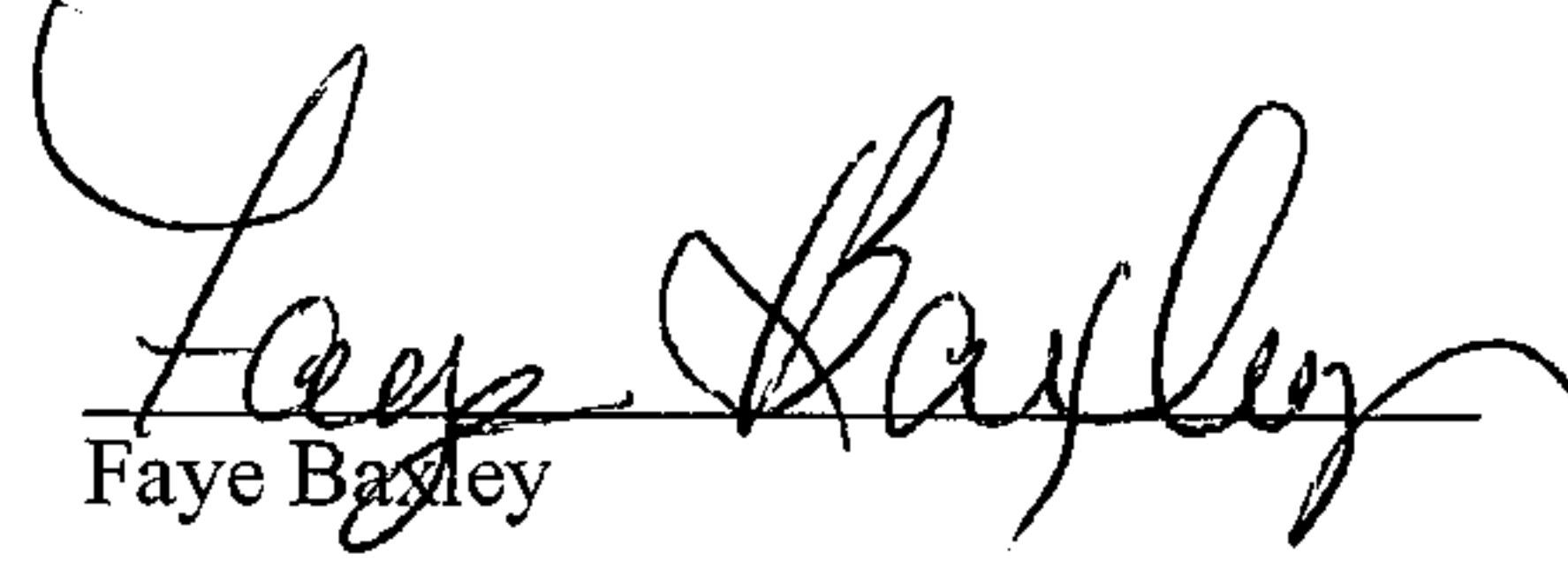
I, Michael T. Atchison Notary Public in and for the said County in said State, hereby certify that, Timothy Charles Baxley as Personal Representative of the Estate of James W. Baxley, Probate Case # 18BES00791, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of June, 2020.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-22-2020

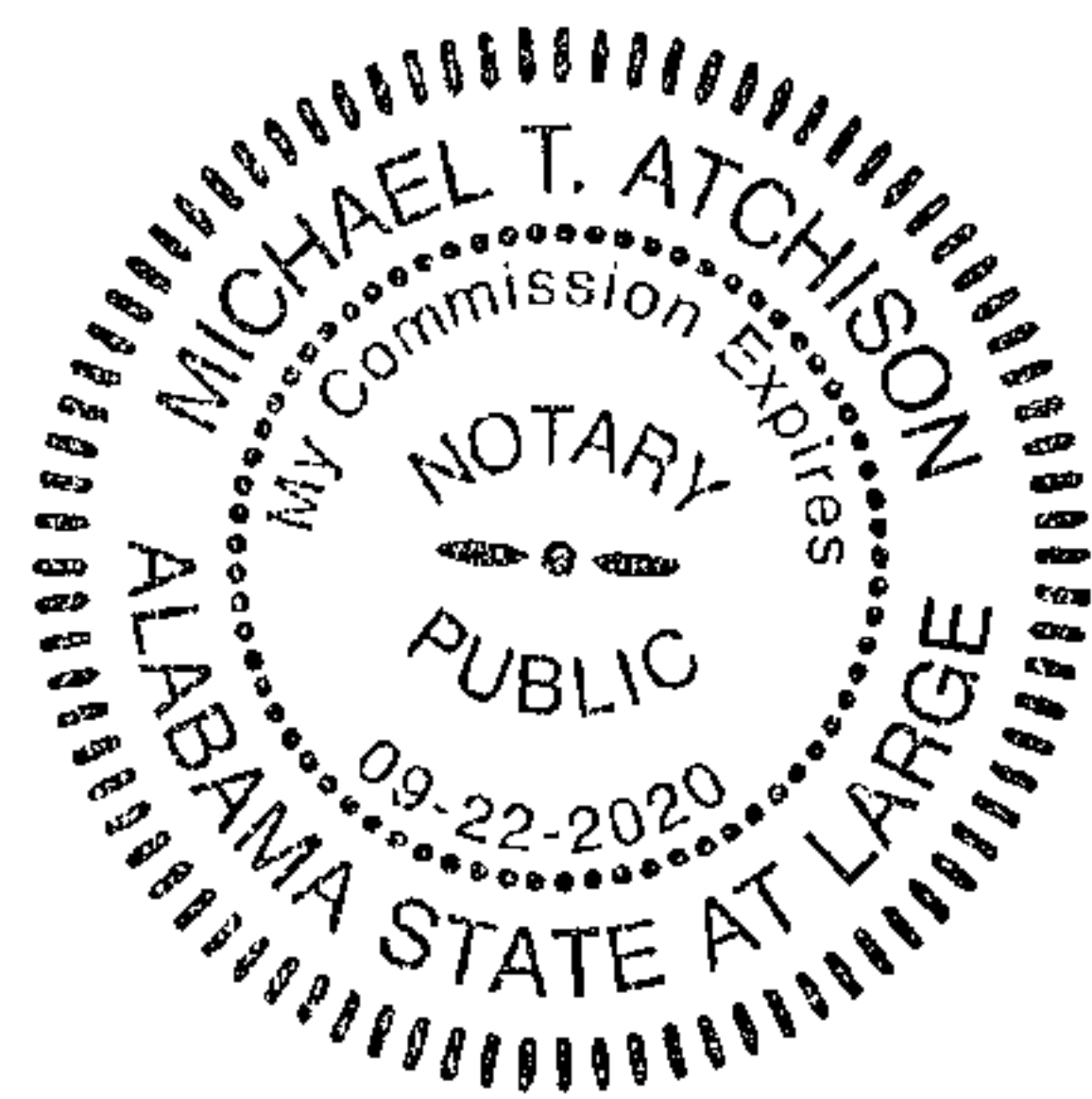



Faye Baxley

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Faye Baxley who name 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 on the day the same bears date.

Given under my hand and official seal this 17th day of June, 2020.



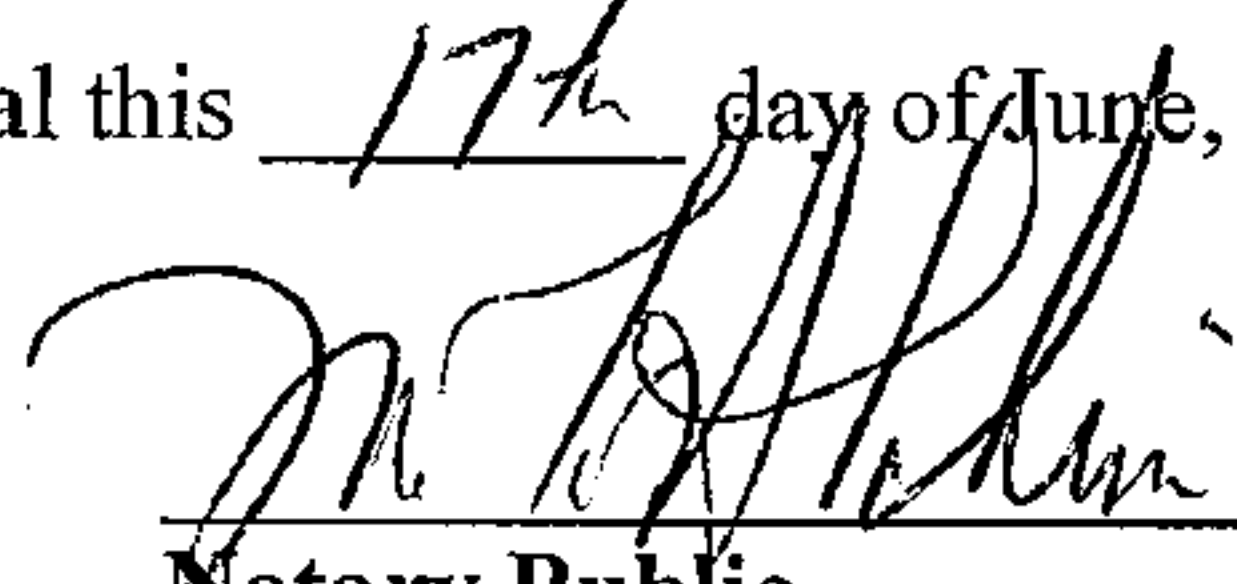

Notary Public
My Commission Expires: 9-22-2020

EXHIBIT "A"
LEGAL DESCRIPTION

The South 1/2 of Lot 14 and Lots 15 and 16 and the North 1/2 of vacated 10th Avenue, Block "J", according to Russell R. Hetz survey and map of the Town of Calera, Shelby County, Alabama, in Map Book 3, Page 119. Being also described as the S 1/2 of Lot 19, All of Lot 20 and 21 and vacated Lot 22 in Block 36, Dunstan's Map of the Town of Calera, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	The Estate of James W. Baxley, Probate Case #18BES00791 Faye Baxley	Grantee's Name	Ma de Jesus Castanon Lopez Gerardo Arrelano Pacheco
Mailing Address	<u>1934 10th Ave</u> <u>Calera AL 35040</u>	Mailing Address	<u>244 Hwy 42</u> <u>Calera, AL 35040</u>
Property Address	<u>19th St.</u> <u>Calera, AL 35040</u>	Date of Sale	<u>June 17, 2020</u>
		Total Purchase Price	<u>\$18,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 of 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 15, 2020

Unattested

(verified by)

Print FAYE BAXLEY

Sign Faye Baxley
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2020 02:40:14 PM
\$49.00 CHERRY
20200617000247940

Allen S. Boyd

Form RT-1