

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2020240

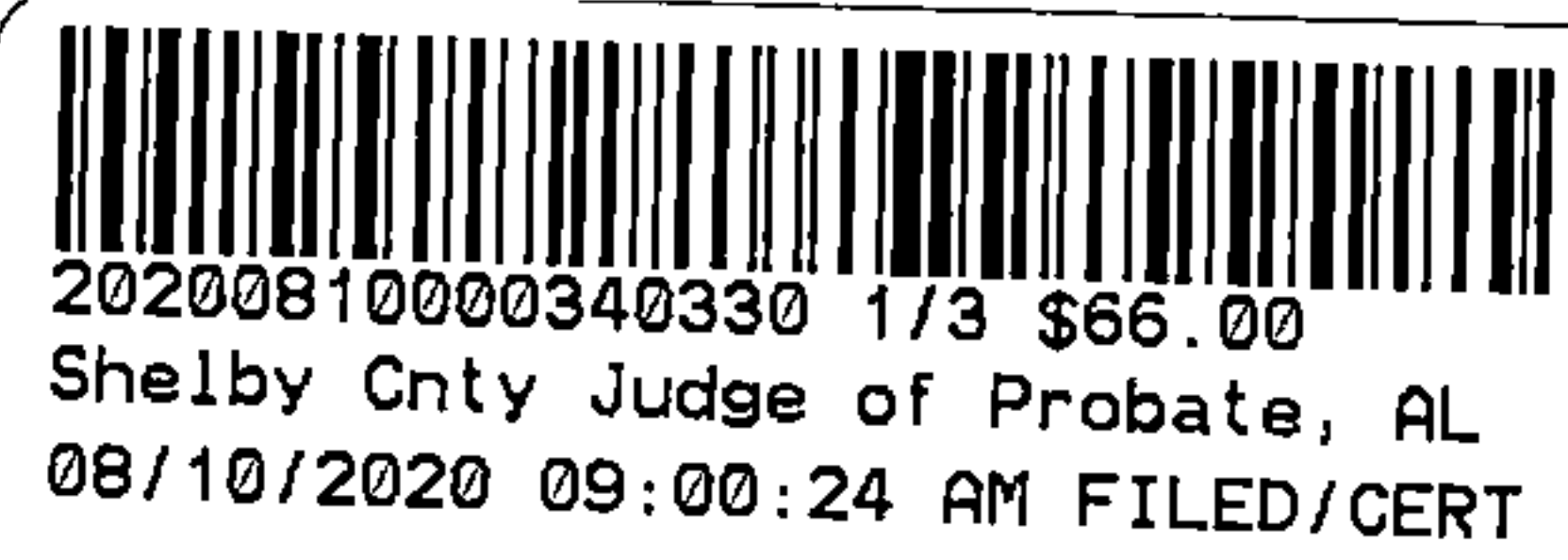
Send Tax Notice To: Fabiola Franco Rios
Martin Moreno Villa
354 Pilgreen Drive
Calera, AL 35040

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 **Thirty Seven Thousand Eight Hundred Eighty Seven Dollars and No Cents (\$37,887.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Clara Lee Poe, an unmarried woman, By and Through Her Attorney in Fact, Lee Ann Lawley**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Fabiola Franco Rios and Martin Moreno Villa**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 354 Pilgreen Drive, Calera, AL 35040**; to wit;

BEGIN AT THE NE CORNER OF THE NW QUARTER OF THE SE QUARTER OF SECTION 20, T 22S, R 2W; THENCE RUN WEST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER 244.84 TO THE NORTHWEST CORNER OF DAVID M. PIGG PROPERTY; THENCE TURN LEFT 89 DEGREES 28 MINUTES SOUTHERLY 568.28 FEET TO A POINT ON THE SOUTH SIDE OF THE OLD CALERA TO MONTEVALLO ROAD; SAID POINT BEING THE POINT OF BEGINNING; THENCE TURN RIGHT SOUTHWESTERLY ALONG SAID ROAD ON AN AZIMUTH OF 221 DEGREES 54 MINUTES; THENCE TURN SOUTHEASTERLY AN AZIMUTH OF 110 DEGREES 51 MINUTES ALONG BUXAHATCHEE CREEK 78.19; THENCE AN AZIMUTH OF 131 DEGREES 20 MINUTES 60.04 FEE; THENCE AN AZIMUTH OF 20 DEGREES 11 MINUTES NORTHEASTERLY ALONG SAID CREEK 47.51 FEET; THENCE AN AZIMUTH OF 25 DEGREES 32 MINUTES 74.27 FEET; THENCE AN AZIMUTH OF 58 DEGREES AND 51 MINUTES 22.54 FEET; THENCE AN AZIMUTH OF 103 DEGREES 10 MINUTES 43.72 FEET; THENCE AN AZIMUTH OF 66 DEGREES 23 MINUTES 172.5 FEET; THENCE AN AZIMUTH OF 310 DEGREES NORTHWESTERLY ALONG SAID CREEK 185 FEE; THENCE AN AZIMUTH OF 44 DEGREES 45 MINUTES 85 FEET NORTHEASTERLY; THENCE AN AZIMUTH OF 342 DEGREES 15 MINUTES NORTHWESTERLY 35.0 FEET TO THE SOUTH SIDE OF OLD CALERA TO MONTEVALLO ROAD; THENCE AN AZIMUTH OF 221 DEGREES 54 MINUTES NORTHWESTERLY ALONG SAID ROAD 275.09 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF E. FRANKLIN PARKER, SR., DATED NOVEMBER 15, 1978.

CLARA LEE POE IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED FILED FOR RECORD IN INST. #2000-33890. THE OTHER GRANTEE, JESSE DEAN POE, HAVING DIED ON OR ABOUT SEPTEMBER 26, 2018.

Subject To:

- 1. **Property Taxes for 2020, and subsequent years.**
- 2. **Minerals and mining rights not owned by Grantor.**
- 3. **All covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**
- 4. **Fire Dues, if any**

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 5th day of August, 2020.

*Clara Lee Poe, By and Through Her Attorney
in Fact, Lee Ann Lawley*

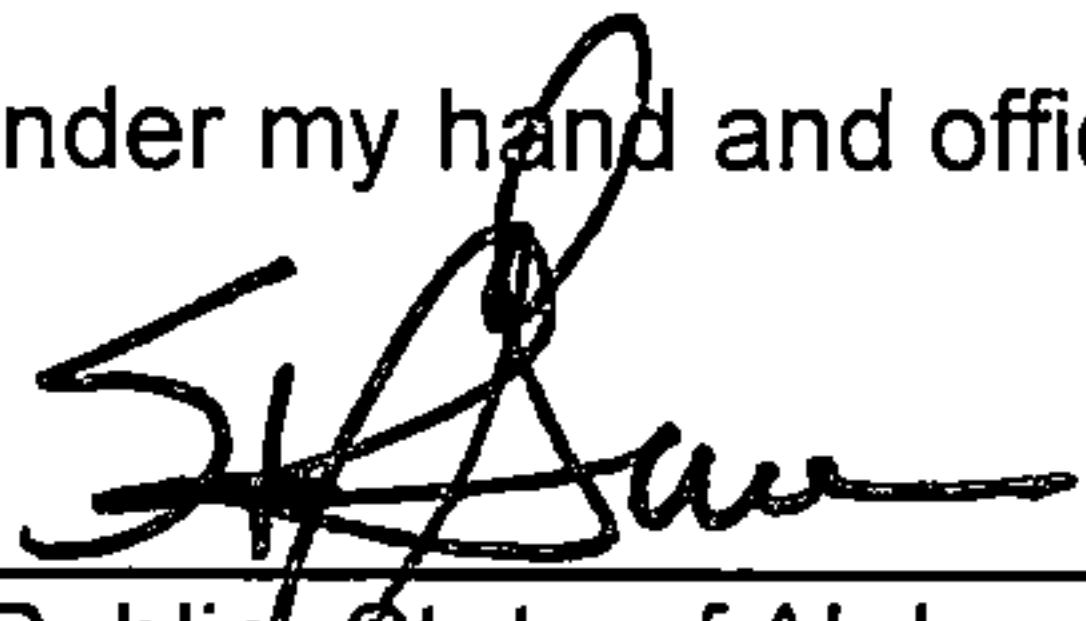
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State of Alabama

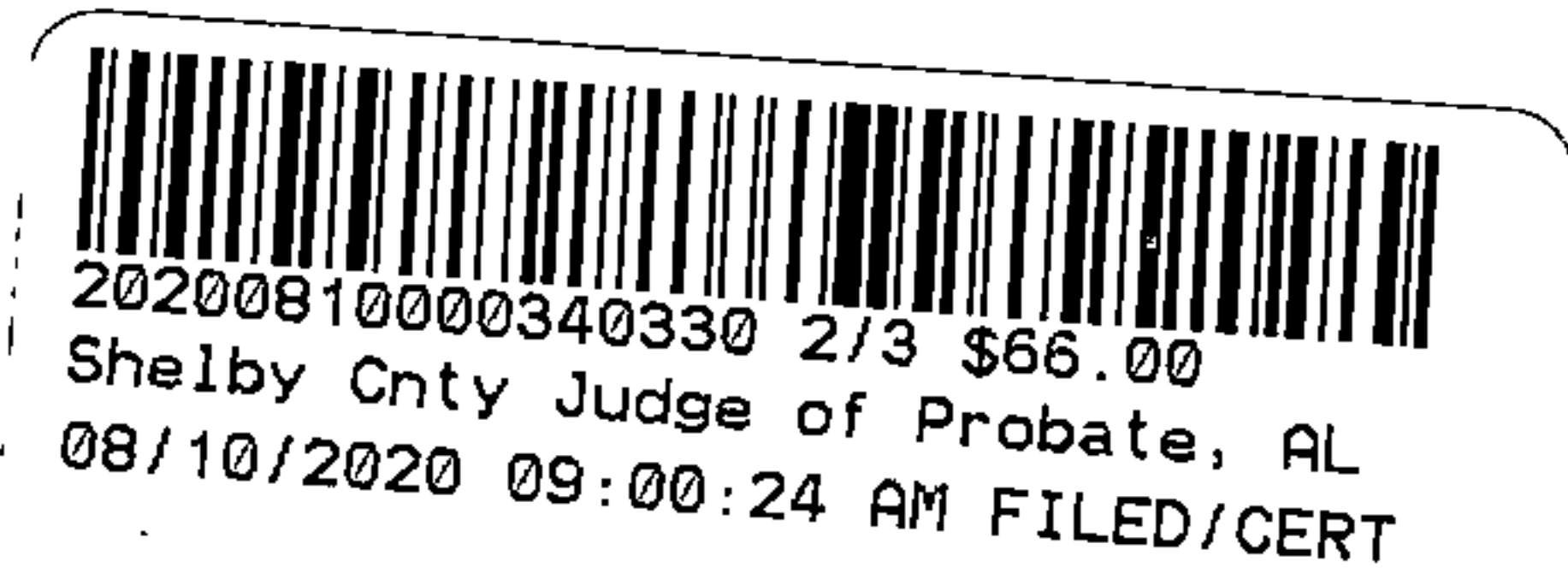
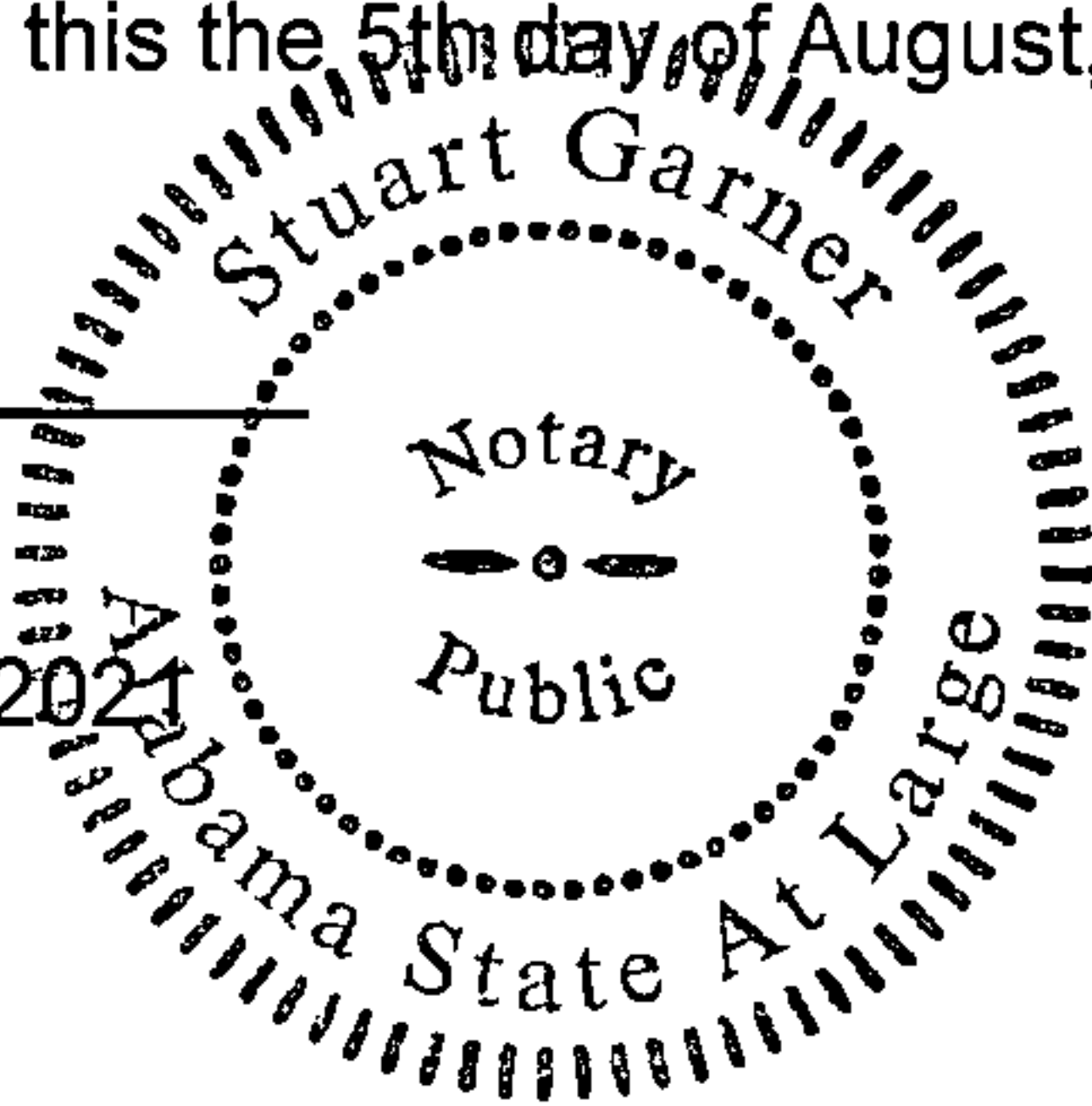
County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Lee Ann Lawley, as Attorney in Fact for Clara Lee Poe, whose 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, in her capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of August, 2020.



Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires: August 19, 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	Clara Lee Poe	Grantee's Name	Fabiola Franco Rios
Mailing Address	294 Broadway	Mailing Address	Martin Moreno Villa
	Montevall, AL 35115		354 Pilgreen Drive
			Calera, AL 35040
Property Address	354 Pilgreen Drive	Date of Sale	August 05, 2020
	Calera, AL 35040	Total Purchase Price	\$37,887.00
		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 - 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.

Shelby County, AL 08/10/2020
State of Alabama
Deed Tax: \$38.00

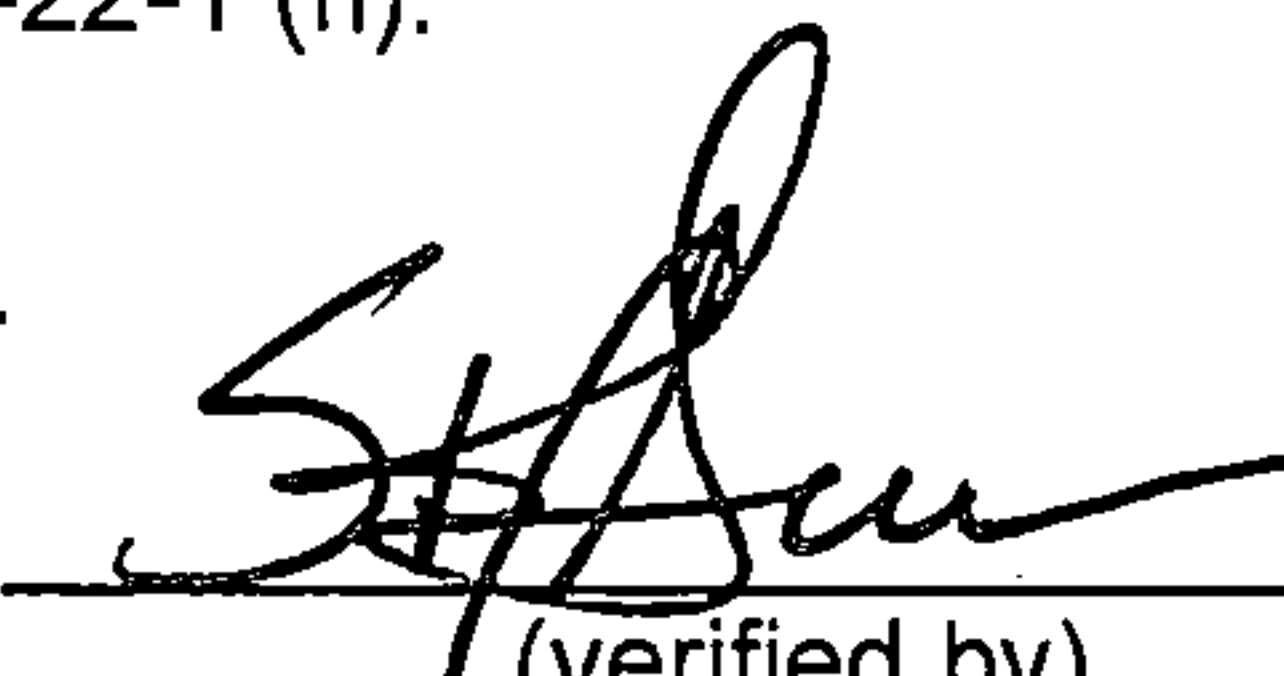
Date of Sale - the date on which interest to the property was conveyed.

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	August 05, 2020	Print	Clara Lee Poe
☐ Unattested	 (verified by)	Sign	Clara Lee Poe as POA (Grantor/Grantee/Owner/Agent) circle one

