

20210201000051630  
02/01/2021 11:05:15 AM  
DEEDS 1/2

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Maria Del Carmen Hernandez Cipriano  
554 County Road 102  
Montevallo, AL 35115

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty Thousand and 00/100 Dollars (\$60,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

**Billie Ann Ward, by and through Deborah A. Strickland, Attorney in Fact**

(herein referred to as Grantor) do grant, bargain, sell and convey unto

**Maria Del Carmen Hernandez Cipriano**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 2, Block 3, according to Map of One Hundred Acres at Birmingham Junction on E.T.V. and G. Railroad near Montevallo, Shelby County, Alabama, property of Maj. Joseph Hardie, as laid out in Building and Small Farm Lots by J. E. Bozeman, Selma, Alabama, as recorded in Deed Book 14, page 239, in the Probate Office of Shelby County, Alabama; otherwise and further described as follows:**

**Begin at the NW corner of the NW 1/4 of SW 1/4 of Section 9, Township 24 North, Range 12 East; thence South 907 feet to an iron pin and Point of Beginning of lot herein described; thence East 474 feet to an iron pin; thence North 206 feet and 8 inches to an iron pin; thence West 474 feet to an iron pin; thence South 206 feet and 8 inches to the Point of Beginning; being a part of the NW 1/4 of SW 1/4 of Section 9 and the NE 1/4 of SE 1/4 of Section 8 in Township 24 North, Range 12 East, situated in Shelby County, Alabama.**

Billie Ann Ward is one and the same person as Ann Rhodes Ward

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR, Billie Ann Ward, by its Attorney in Fact, Deborah Strickland who is authorized to execute this conveyance, has hereto set its signature and seal, this January 26, 2021.

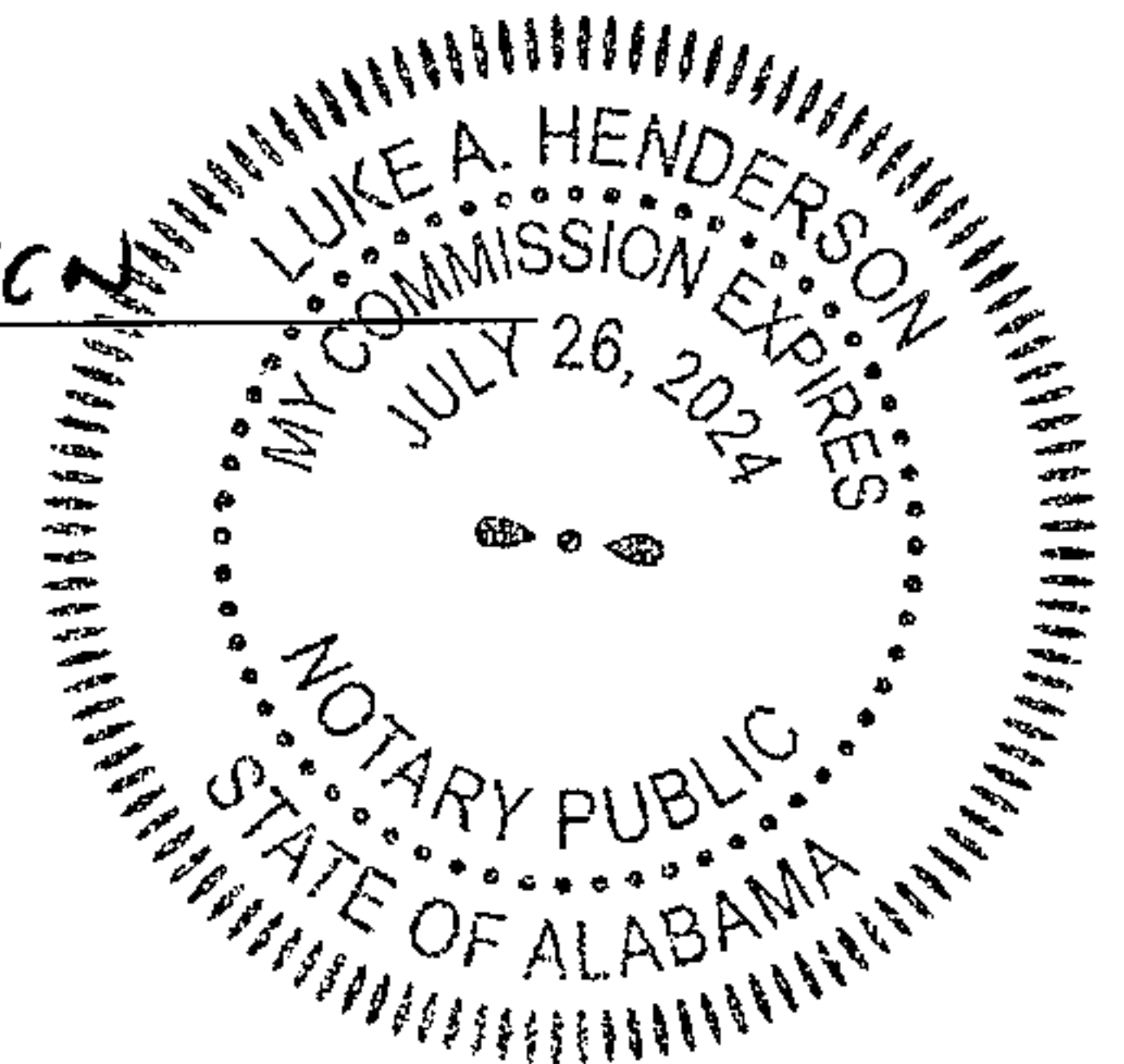
*Billie Ann Ward, by Deborah A Strickland, Attorney in Fact*  
Billie Ann Ward, by Deborah A. Strickland, Attorney in Fact

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Deborah A Strickland whose name as Attorney in Fact for Billie Ann Ward, 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, Deborah A. Strickland, in her capacity as such Attorney in Fact and with full authority, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this January 26, 2021.

*Luke A. Henderson*  
Notary Public



My Commission Expires:

Grantor's Address:  
555 Sunset road  
Pell City, AL 35128  
Property Address:  
90 Selma St  
Wilton, AL 35187



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/01/2021 11:05:15 AM  
\$85.00 JESSICA  
20210201000051630

*Allen S. Bayl*