

Send tax notice to:
JOSE VALENCIA PATINO
307 IVY HILLS CIRCLE
CALERA, AL, 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

SHELBY COUNTY

2021192T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ADELE W WALLACE, a single woman**, whose mailing address is: 35 Price Circle, Thorsby, AL. 35171 (hereinafter referred to as "Grantor") by **JOSE VALENCIA PATINO and ANA KAREN VALENCIA** whose property address is: **307 IVY HILLS CIRCLE, CALERA, AL, 35040** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the plat of Old Ivy Subdivision, Phase II, as recorded in Map Book 36, Page 6-A, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Old Ivy Subdivision, Phase II, as recorded in Map Book 36, Page 6-A, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Easement granted to BellSouth as recorded in Instrument #20050526000257610.
5. Easement in favor of Alabama Power Company as recorded in Instrument #20050801000385590 and Instrument #20060414000174000.
6. Articles of Incorporation of Old Ivy Homeowners Association, Inc. recorded in Instrument #20051104000574520 and Instrument #20120504000157040.
7. Conditions, covenants and restrictions as recorded in Instrument #20051104000574530.

\$176,739.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of March, 2021.

Adele W Wallace By Ben Wallace
Attorney in Fact

ADELE W WALLACE BY BEN WALLACE,
ATTORNEY IN FACT

STATE OF ALABAMA

COUNTY OF SHELBY

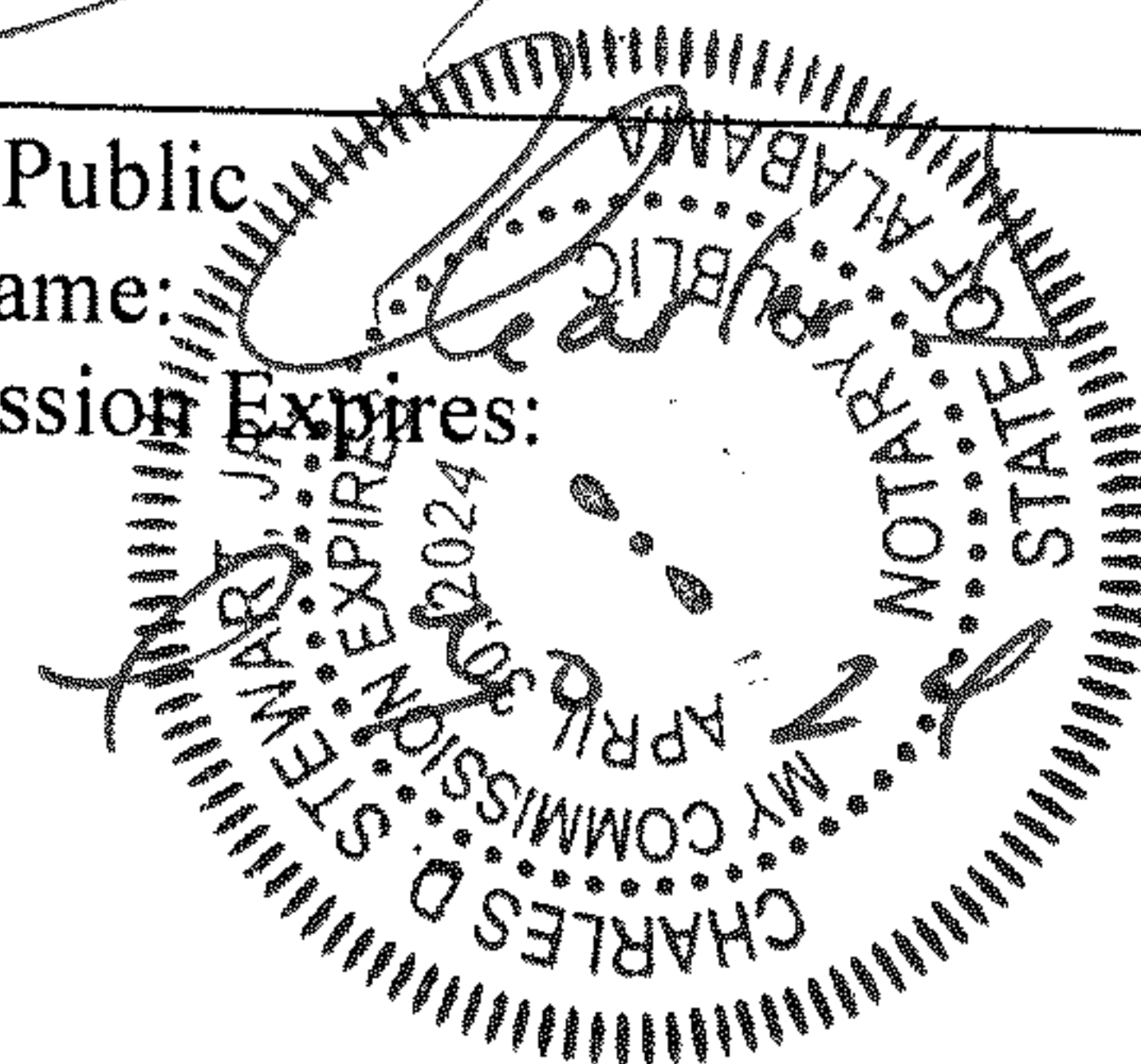
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BEN WALLACE, whose name as Attorney in Fact for ADELE W WALLACE, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in Fact for ADELE W WALLACE on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2021.

[Signature]
Notary Public

Print Name:

Commission Expires:



Stewart J.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2021 02:52:03 PM
\$28.50 CHERRY
20210401000163020

Alli S. Byrd