

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

20211109000542500
11/09/2021 01:13:23 PM
DEEDS 1/6

Send Tax Notice to:
Alejandro Cervantes Sixto
1564 Kentwood RD #141
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWENTY SEVEN THOUSAND AND 00/100 (\$27,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Mary L. Ross, an unmarried woman, the surviving grantee in that certain joint survivorship deed recorded as Instrument No. 20060804000378450 in the Shelby County, Alabama Probate Office the other grantees Bobby N. Lawley having died on or about June 15, 2021 and Clifford W. Lawley having died on or about January 11, 2020** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Alejandro Cervantes Sixto** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Beginning at the Southwest corner of the land now owned by George Peters, North of the Columbiana and Tuscaloosa public road; thence West 105 feet along said road; thence North 210 feet; thence West 210 feet; thence North 210 feet; thence West 105 feet; thence North 115 feet; thence East 263 yards; thence South 140 yards to point of beginning; being part of the East Half of the NE ¼ of Section 2, Township 22, Range 4 West, less and except a portion thereof heretofore conveyed to Cecil W. Lawley and wife, Tommie Lawley, as shown by deed recorded in Deed Book 273 at page 858, Office of Judge of Probate of Shelby County, Alabama, and less and except a portion thereof heretofore conveyed to Bobby N. Lawley and wife, Janice Lawley, as shown by deed recorded in Deed Book 273 at page 857 in said Probate Office.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Mary L. Ross is one and the same person as Mary E. Ross.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 9 day of November, 2021.

X Mary L. Ross by Timothy R. Ross her Attorney-in-Fact
Mary L. Ross by Timothy R. Ross, her Attorney-in-Fact

STATE OF ALABAMA
SHELBY COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Mary L. Ross by Timothy R. Ross, her Attorney-in-Fact**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9 day of November, 2021.

[Signature]
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

See attached Exhibit A for Power of Attorney.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Mary L. Ross
 Mailing Address 79 County Road 876
Clanton, AL 35046

Grantee's Name Alejandro Cervantes Sixto
 Mailing Address 5674 Hwy 10
Montevallo, AL 35115

Property Address 5674 Hwy 10
Montevallo, AL 35115

Date of Sale November 9, 2021
 Total Purchase Price \$27,000.00
 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
 X 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.

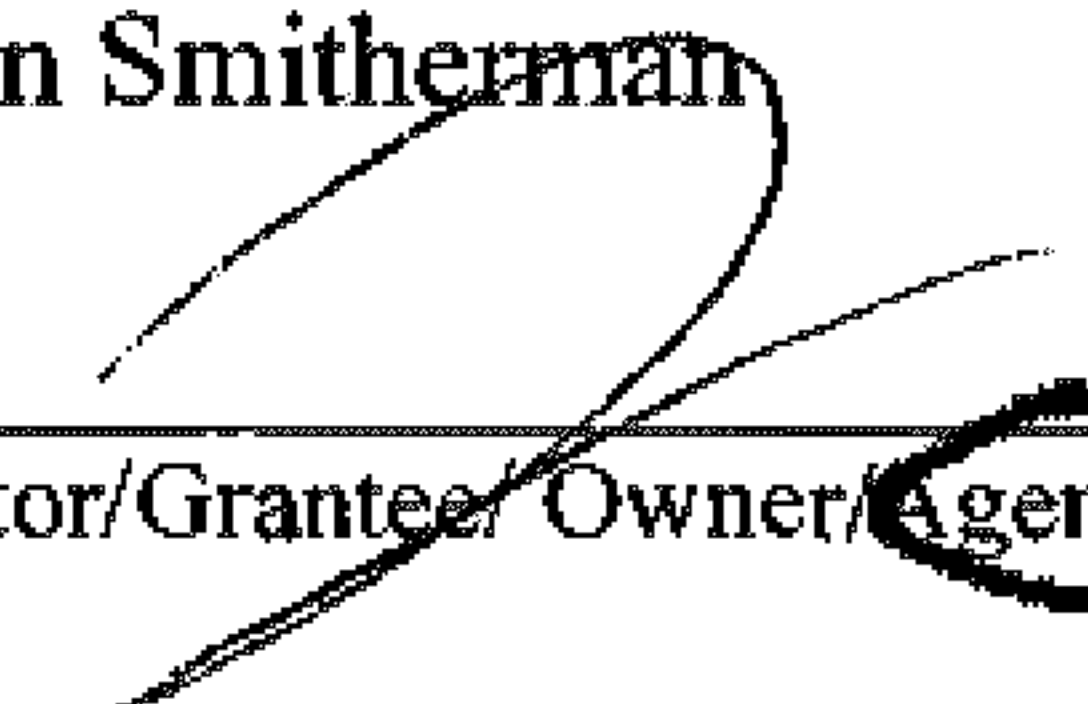
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will 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 November 9, 2021

Print: Justin Smitherman

 Unattested
 (verified by)

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

STATE OF ALABAMA
COUNTY OF SHELBY

}
GENERAL
DURABLE POWER
OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a General Durable Power of Attorney, that I, **Mary E. Ross**, of Shelby County, State of Alabama, the undersigned, DO HEREBY MAKE, CONSTITUTE AND APPOINT, **Timothy R. Ross**, as my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit, to do, perform and execute all and every act that I may legally do through an attorney-in-fact, including, but not limited to, all powers relating to the sale, mortgage, and/or purchase of any real property I may now own or ever own, and every proper power necessary to carry out the purposes for which this power is granted, with full power of substitution and revocation, hereby ratifying and affirming that which the said **Timothy R. Ross** shall lawfully do or cause to be done by himself lawfully designated by virtue of the power herein conferred upon him.

The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence upon the execution of this instrument and shall be in full force and effect upon the execution of this instrument; the authority herein conferred shall not be affected by disability, incompetency, or incapacity of the said principal, **Mary E. Ross**; and such rights, powers and authority shall remain in full force and effect until the death of the principal, **Mary E. Ross**, or until her disability, incompetency, or incapacity is otherwise terminated by order of a court of competent jurisdiction. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns, and personal representatives.

In addition to the foregoing plenary powers and authority conferred upon my said Attorney-in-Fact, I hereby designate my said Attorney-in-Fact to make health care decisions on my behalf in the manner provided by the Natural Death Act, and to the extent provided and allowed by Code of Alabama, 1975, § 26-1-2 (Act No. 97-360). My said Attorney-in-Fact shall have the authority to make decisions regarding the provision, withholding or withdrawal of life-sustaining treatment, including artificially provided nutrition and/or hydration in accordance with any other health care directive I may have.

Should I become incompetent, and should any person or entity petition a court of competent jurisdiction to have a guardian, curator, conservator, or like fiduciary appointed to manage my affairs,

Initials: MR

20211109000542500 11/09/2021 01:13:23 PM DEEDS 5/6

then I hereby and by these presents do nominate my said Attorney-in-Fact, **Timothy R. Ross** to be appointed as my guardian, curator, conservator, or like fiduciary.

I hereby revoke any and all other powers of attorney heretofore made by me. Any previously executed power of attorney is hereby expressly revoked, avoided and declared null and void.

IN WITNESS WHEREOF, as Principal, I have signed this Durable Power of Attorney in Helena, Alabama, this, the 13th day of February, 2017, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.

Mary E. Ross

Principal

STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgement

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Mary E. Ross**, whose name is signed to the foregoing General Durable Power of Attorney and who is known to me, acknowledged before me on this day that, being informed of the contents of said General Durable Power of Attorney, she executed the same voluntarily on the day the same bears date.

SWORN TO AND SUBSCRIBED BEFORE ME this, the 13th day of February, 2017.

[Signature]
Notary Public

My Commission Expires: 1/18/21

THIS INSTRUMENT PREPARED BY:

Justin N. Smitherman
Attorney at Law
4685 Highway 17 Suite D
Helena, AL 35080

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021

**AGENT'S CERTIFICATION AS TO THE VALIDITY OF POWER OF ATTORNEY
AND AGENT'S AUTHORITY**

State of Alabama

County of Shelby

I, **Timothy R. Ross**, certify under penalty of perjury that **Mary E. Ross Also Known As Mary L. Ross** granted me authority as an agent or successor agent in a power of attorney dated February 13, 2017.

I further certify that to my knowledge:

(1) the Principal is alive and has not revoked the Power of Attorney or my authority to act under the Power of Attorney and the Power of Attorney and my authority to act under the Power of Attorney have not terminated;

(2) if the Power of Attorney was drafted to become effective upon the happening of an event or contingency, the event or contingency has occurred;

(3) if I was named as a successor agent, the prior agent is no longer able or willing to serve; and

(4) _____

SIGNATURE AND ACKNOWLEDGMENT

X Timothy R. Ross

Agent's Signature

11/9/21

Date

Timothy R. Ross

Agent's Name Printed:

Agent's Address: _____

SWORN TO AND SUBSCRIBED BEFORE ME this, the 9 day of November, 2021.

[Signature]
Notary Public

My Commission Expires: 1/6/25

THIS INSTRUMENT PREPARED BY:

Justin N. Smitherman

Attorney at Law

173 Tucker RD STE 201

Helena, AL 35080

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

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\$64.00 JOANN

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Allen S. Bayl