

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby, Attorney
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Emilio de la Cruz & Viridiana Villanueva Mayo
901 2nd Ave. SW
Alabaster, AL 35007

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

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of Ninety Five Thousand and No/100 Dollars---(\$95,000.00) and other good and valuable consideration paid to the undersigned grantor, **PropertyOne, Inc., an Alabama Corporation**, of 5073 Pinehurst Terrace, Birmingham, AL 35242 (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Emilio de la Cruz and Viridiana Villanueva Mayo**, as joint tenants, with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

See Attached "Exhibit A" for Legal Description.

Property Address: 901 2nd Ave. SW, Alabaster, AL 35007

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.

Mineral and mining rights excepted not owned by grantor.

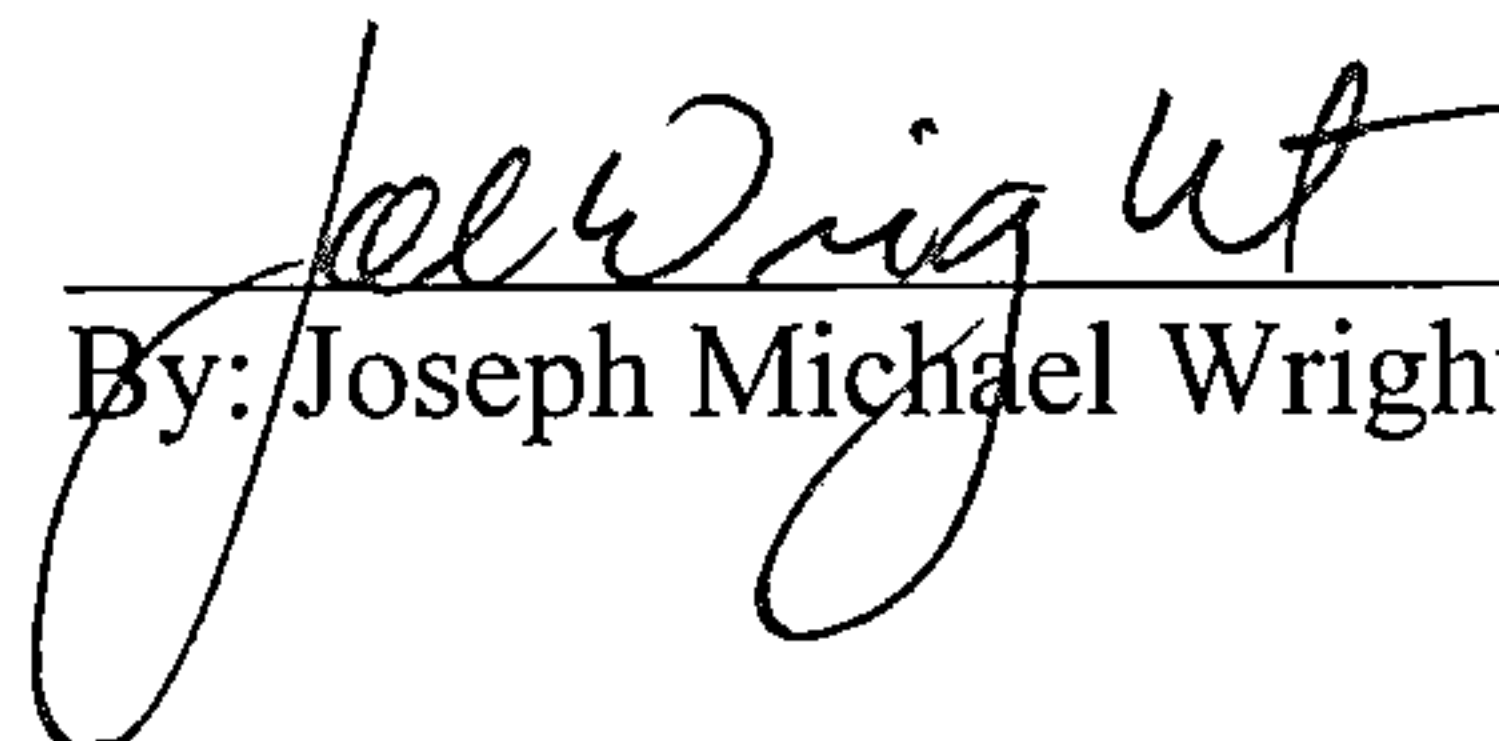
Consideration herein taken from settlement statement.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then, the heirs and assigns of grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14 day of December, 2021.

PropertyOne, Inc.,
An Alabama Corporation


By: Joseph Michael Wright, Its President

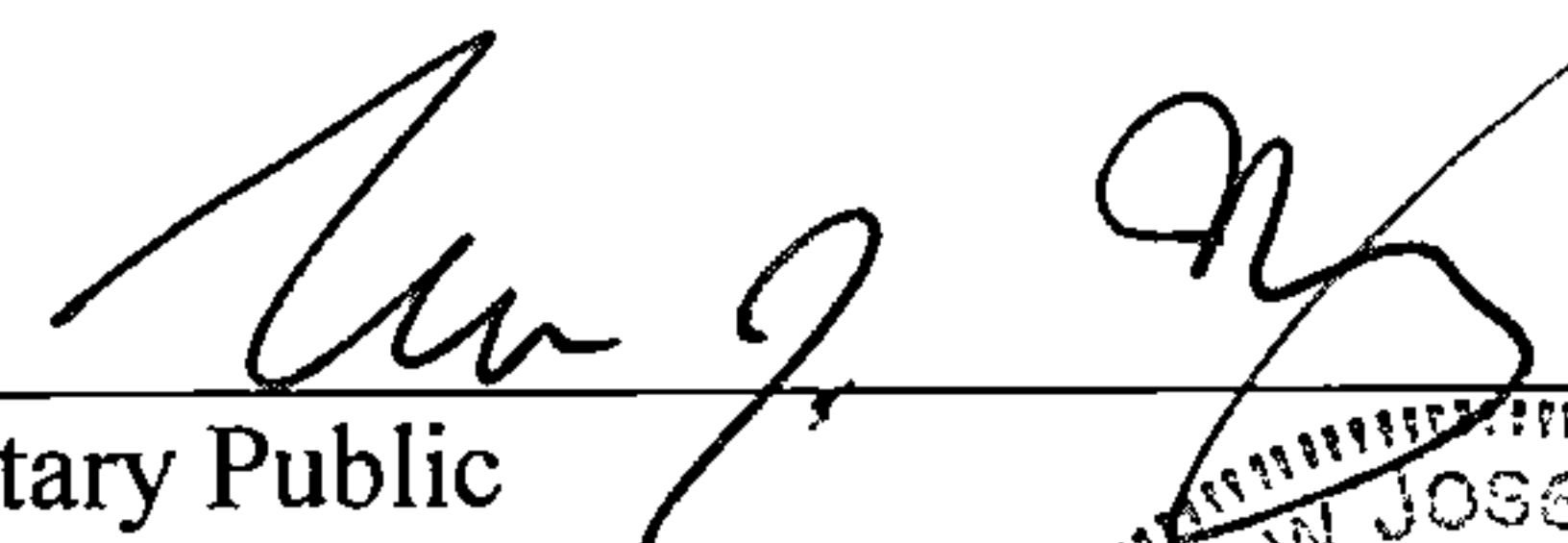
STATE OF ALABAMA
JEFFERSON COUNTY*

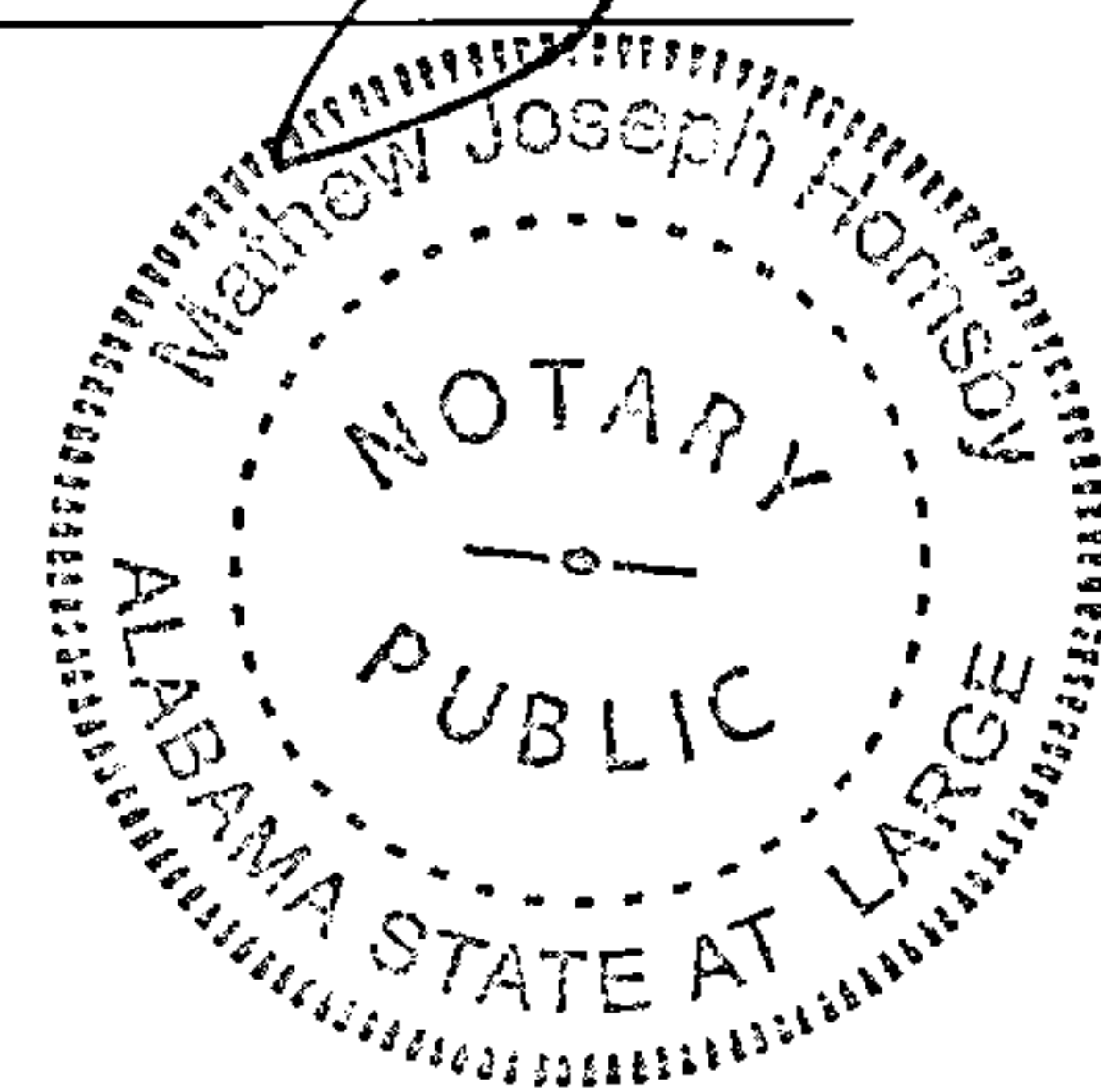
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Michael Wright as President of PropertyOne, Inc. and whose name 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 as such President and with full authority, executed the same voluntarily for and acting as said Corporation.

Given under my hand and official seal, this 14 day of December, 2021.

My Commission Expires: 9/17/24


Notary Public



LEGAL DESCRIPTION

Part of Lot 5 and Lot 6 K.B. Nickerson's Survey of Helena Road as recorded in Map Book 3, Page 116 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows; begin at the Southeast corner of said Lot 6 and thence run in a northerly direction along the eastern boundary of Lot 6 for a distance of 208.22 feet to a point; thence turn an interior angle to the right of $93^{\circ}59'18''$ and run in a westerly direction for a distance of 200.74 feet to a point; thence turn an interior angle to the right of $85^{\circ}42'07''$ and run in a southerly direction for a distance of 43.44 feet to a point; thence turn an interior angle to the right of $126^{\circ}15'08''$ and run in a south easterly direction for a distance of 98.48 feet to a point; thence turn an interior angle to the left of $170^{\circ}41'25''$ and run in a south easterly direction for a distance of 170.58 feet, to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2021 08:41:04 AM
\$123.00 JOANN
20211215000592500

Allen S. Bayl