

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
John Edwin Barbosa and
Dina Barnica-Escobar
1309 7th Street SW
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Eighty Thousand and 00/100 Dollars (\$80,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **RICKY J. PICKETT and CINDY D. PICKETT, husband and wife; DONALD C. OVERTON and SUSAN J. OVERTON, husband and wife; MICHAEL DENNIS, a married man and ROBYN D. TUCKER, a married woman** (herein referred to as Grantors) grant, bargain, sell and convey unto **JOHN EDWIN BARBOSA and DINA BARNICA-ESCOBAR** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

CINDY D. PICKETT is one and the same person as CYNTHIA D. PICKETT.

DONALD C. OVERTON is one and the same person as DONALD CHARLES OVERTON, JR. and DON CHARLES OVERTON, JR.

SUSAN J. OVERTON is one and the same person as SUSAN DAVENPORT OVERTON.

ROBYN D. TUCKER is one and the same person as ROBYN DAVENPORT TUCKER and ROBYN DENNIS


This property does not constitute the homestead of the Grantors as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to 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 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 the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.

In Witness Whereof, I, have hereunto set my hand and seal this 7th day of April, 2022

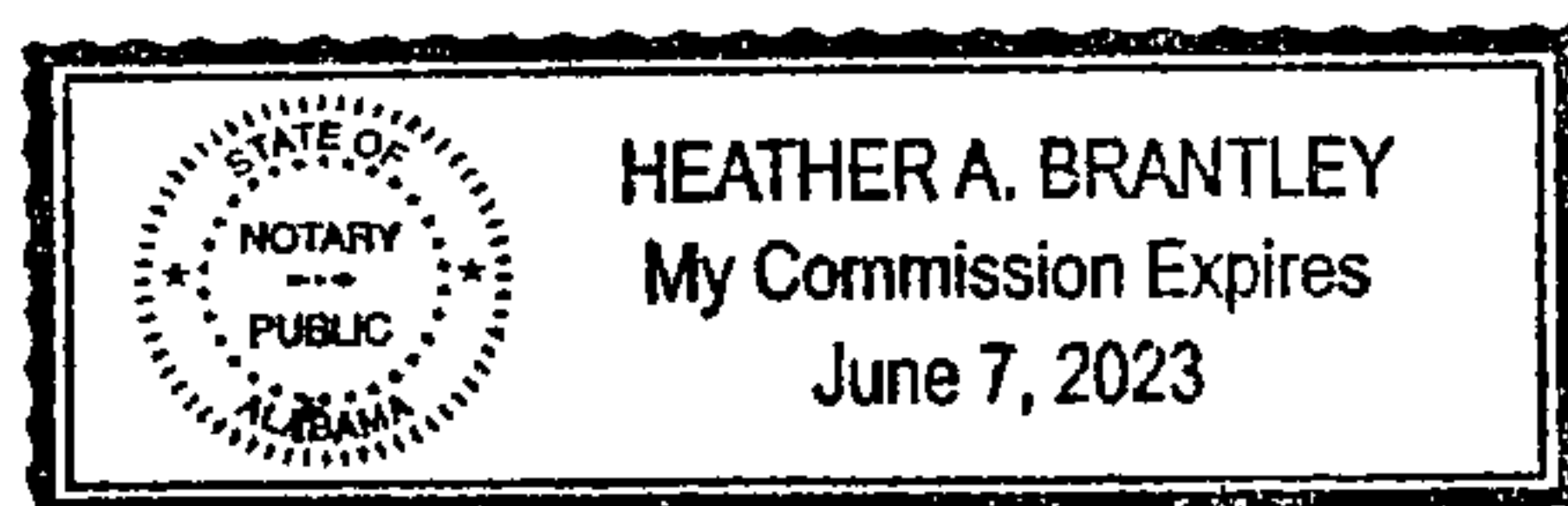

MICHAEL DENNIS

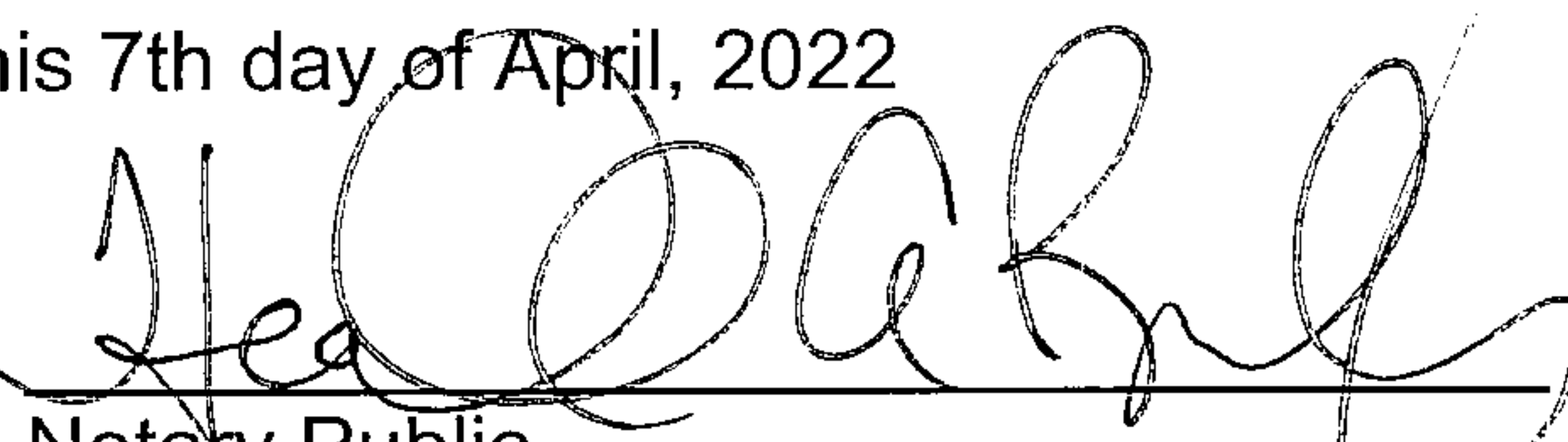
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL DENNIS**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April, 2022





Notary Public
My Commission Expires: 06/07/2023

In Witness Whereof, we have hereunto set our hands and seals this 8th day of April, 2022.


RICKY J. PICKETT


CINDY D. PICKETT


DONALD C. OVERTON


SUSAN J. OVERTON

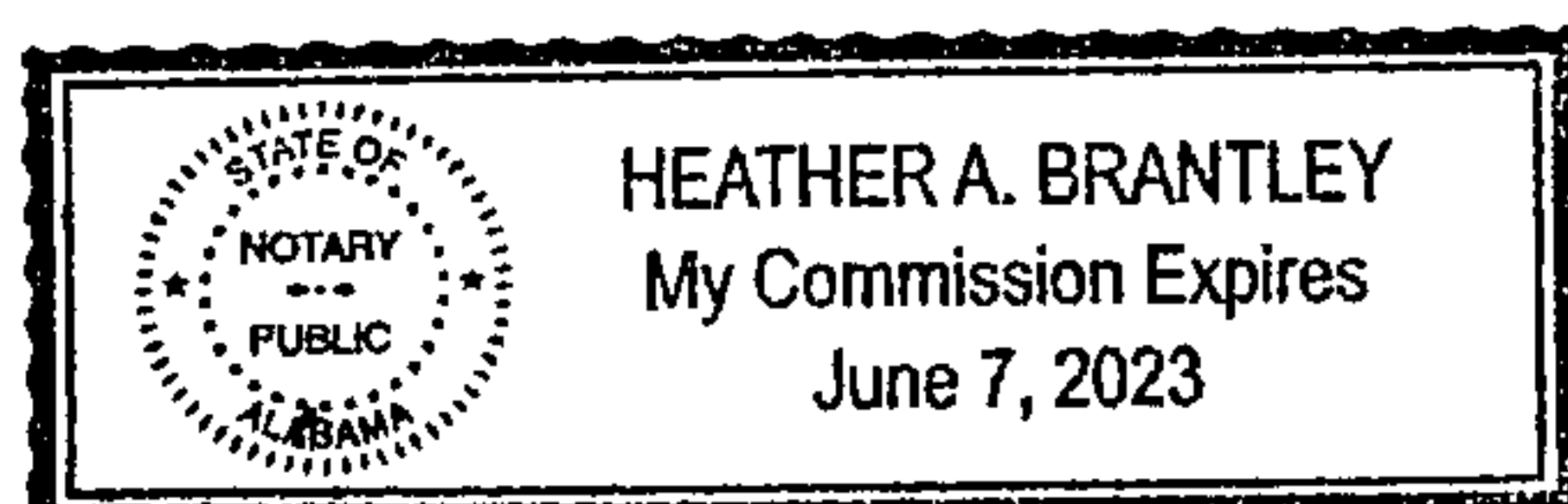

ROBYN D. TUCKER

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RICKY J. PICKETT, CINDY D. PICKETT, DONALD C. OVERTON, SUSAN J., OVERTON and ROBYN D. TUCKER**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, 2022.



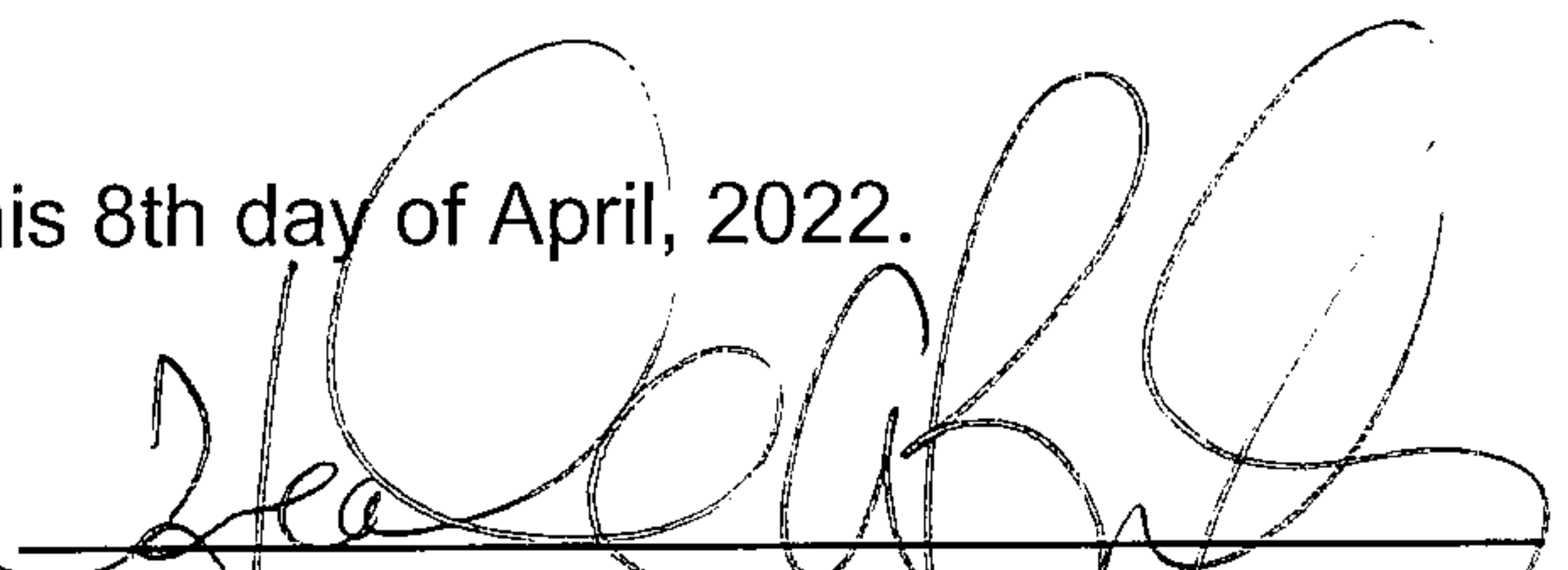

Notary Public
My Commission Expires: 06/07/2023

EXHIBIT "A"

Lot 20, as shown on a map entitled “Property Line Map, Siluria Mills” prepare by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows: Commence at the intersection of the Southerly right of way line of Cotton Street, said right of way lines as shown on the Map of Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Southwesterly along said right of way line of 4th Avenue West for 170.69 feet; thence 74 degrees 41 minutes left and run Southerly for 55.68 feet to the point of beginning; thence continue Southerly along last stated course for 97.0 feet; thence 88 degrees 44 minutes 15 seconds left and run Easterly for 179.0 feet to a point on the West line of Cotton Street; thence 91 degrees 15 minutes 45 seconds left and run Northerly along said right of way line of Cotton Street for 60.0 feet to the beginning of a curve to the left arc of said curve and along said right of way line of Cotton Street for 37.0 feet; thence 85 degrees 43 minutes 50 seconds left from tangent of aforementioned curve and run Westerly for 178.03 feet to the point of beginning.

TAX PARCEL NUMBER: 23-1-11-2-002-012.000

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	RICKY J. PICKETT, ETALS	Grantee's Name	JOHN EDWIN BARBOSA
Mailing Address	1005 Marvel Road Brierfield, AL 35035	Mailing Address	DINA BARNICA-ESCOBAR 1309 7th Street SW Alabaster, AL 35007
Property Address	1309 7th Street SW Alabaster, AL 35007	Date of Sale	April 8, 2022
		Total Purchase Price \$	80,000.00
		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
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

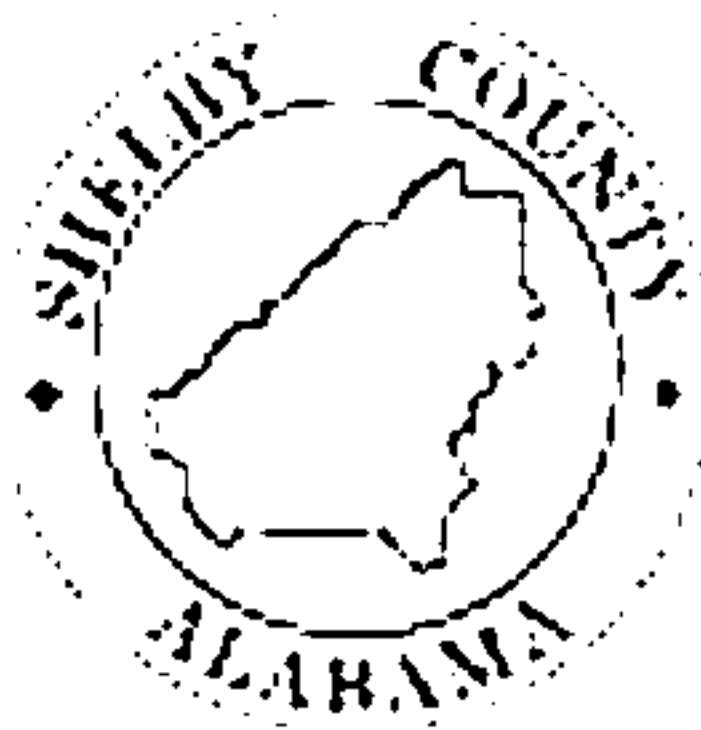
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	April 8, 2022	Print	B. CHRISTOPHER BATTLES
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/13/2022 01:52:03 PM
\$121.00 JOANN
20220413000153010

Allen S. Bayl