

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

Send Tax Notice to:
Luis Enrique Islas-Cruz
356 Wilderness Lane
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTY THOUSAND AND 00/100 (\$280,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Michael P. O'Connor Jr. and Carol T. O'Connor, husband and wife** (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, **Luis Enrique Islas-Cruz** (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:

SEE ATTACHED EXHIBIT "A".

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.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the 13th day of September, 2022.

Michael P. O'Connor Jr. by Carol T. O'Connor his Attorney In-Fact
Michael P. O'Connor, Jr. by Carol O'Connor, his Attorney-In-Fact

Carol T. O'Connor
Carol T. O'Connor

STATE OF ALABAMA
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Michael P. O'Connor, Jr. and Carol T. O'Connor**, 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 13th day of September, 2022.

Christopher Owens
Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

Real Estate Sales Validation Information

Grantor's Name: Michael P. O'Connor, Jr.
Carol T. O'Connor

Grantee's Name: Luis Enrique Islas-Cruz

Mailing Address: 356 Wilderness Lane
Alabaster, AL 35007

Mailing Address: 356 Wilderness Lane
Alabaster, AL 35007

Property Address: 356 Wilderness Lane
Alabaster, AL 35007

Date of Sale: September 13, 2022
Purchase Price: 280,000.00

The purchase price or actual value claimed on this form can be verified by the sales contract executed by the parties.

* See Attached Exhibit "B" for Power of Attorney.

Exhibit "A"
Property Description

Commence of the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 00 degrees 58 minutes 14 seconds West for a distance of 667.36 feet; thence South 89 degrees 12 minutes 17 seconds West for a distance of 13.25 feet to the Point of Beginning; thence North 78 degrees 29 minutes 06 seconds West for a distance of 326.64 feet; thence South 09 degrees 11 minutes 39 seconds West for a distance of 130.74 feet; thence North 78 degrees 28 minutes 44 seconds West for a distance of 48.57 feet; thence South 05 degrees 47 minutes 03 seconds West for a distance of 95.47 feet; thence South 78 degrees 18 minutes 50 seconds East for a distance of 402.39 feet; thence South 01 degrees 07 minutes 12 seconds West for a distance of 76.75 feet; thence North 88 degrees 00 minutes 50 seconds West for a distance of 328.04 feet; thence North 78 degrees 26 minutes 48 seconds West for a distance of 91.12 feet; thence South 25 degrees 03 minutes 26 seconds West for a distance of 22.17 feet; thence South 72 degrees 49 minutes 48 seconds East for a distance of 259.67 feet; thence South 17 degrees 08 minutes 33 seconds West for a distance of 207.65 feet; thence North 72 degrees 49 minutes 48 seconds West for a distance of 210.10 feet; thence South 16 degrees 02 minutes 56 seconds West for a distance of 381.69 feet; thence South 24 degrees 42 minutes 31 seconds East for a distance of 20.11 feet; thence South 88 degrees 22 minutes 39 seconds East for a distance of 243.89 feet; thence South 28 degrees 28 minutes 43 seconds East for a distance of 34.79 feet; thence South 88 degrees 18 minutes 39 seconds East for a distance of 298.80 feet; thence North 00 degrees 58 minutes 14 seconds West for a distance of 942.41 feet to the Point of Beginning. Said Parcel containing 7.82 acres, more or less

ALSO AND INCLUDING a 16 that Ingress/Egress and Utility Easement as recorded in Instrument #20050916000483080, in the Office of the Judge or Probate of Shelby County, Alabama.

20220914000355650 09/14/2022 08:00:52 AM DEEDS 4/9

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

State of Alabama

County of Shelby

I, **Carol T. O'Connor AKA Carol Thornton O'Connor**, certify under penalty of perjury that **Michael P. O'Connor, Jr. AKA Michael Patrick O'Connor Jr.** granted me authority as an agent or successor agent in a power of attorney dated May 22, 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 Carol T. O'Connor

Agent's Signature

9/13/22

Date

X CAROL T. O'CONNOR

Agent's Name Printed:

X 132 Cedar Grove Parkway Mayline AL 35114

Agent's Address:

205-919-7481

Agent's Telephone Number:

SWORN TO AND SUBSCRIBED BEFORE ME this, the 13th day of September, 2022.

Christopher Owens

Notary Public

My Commission Expires: 9/13/25

THIS INSTRUMENT PREPARED BY:

Justin N. Smitherman

Attorney at Law

173 Tucker RD STE 201

Helena, AL 35080

CHRISTOPHER OWENS

Notary Public, Alabama State at Large

My Commission Expires July 13, 2025

Exhibit 15

Alabama Power of Attorney Form

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I. IMPORTANT INFORMATION

A. This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in the Alabama Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975, as amended.

B. This power of attorney does not authorize the agent to make health care decisions for you. Such powers are governed by other applicable law.

C. You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

D. Your agent is entitled to reimbursement of reasonable expenses and reasonable compensation unless you state otherwise in the Special Instructions.

E. This form provides for designation of one agent. If you wish to name more than one agent you may name a co-agent in the Special Instructions. Co-agents are not required to act together unless you include that requirement in the Special Instructions.

F. If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

G. This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

H. If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

II. DESIGNATION OF AGENT

I, **Michael Patrick O'Connor, Jr.**, name the following person as my agent:

Name of Agent: **Carol Thornton O'Connor**

Agent's Address: **132 Cedar Grove Parkway, Maylene, AL 35114**

Agent's Telephone Number: **(205) 919-7481**

III. DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent: **Michael Patrick O'Connor III**

Successor Agent's Address: **422 Ballantrae Road, Pelham, AL 35124**

Successor Agent's Telephone Number: **(205) 540-6425**

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

Name of Second Successor Agent: N/A
Second Successor Agent's Address:
Second Successor Agent's Telephone Number:

IV. GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects as defined in the Alabama Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975, as amended:

If you wish to grant general authority over all of the subjects enumerated in this section you may SIGN here:

Michael Patrick O'Bannon for
(Signature of Principal)

OR

If you wish to grant specific authority over less than all subjects enumerated in this section you must INITIAL by each subject you want to include in the agent's authority:

- _____ Real Property as defined in Section 26-1A-204
- _____ Tangible Personal Property as defined in Section 26-1A-205
- _____ Stocks and Bonds as defined in Section 26-1A-206
- _____ Commodities and Options as defined in Section 26-1A-207
- _____ Banks and Other Financial Institutions as defined in Section 26-1A-208
- _____ Operation of Entity or Business as defined in Section 26-1A-209
- _____ Insurance and Annuities as defined in Section 26-1A-210
- _____ Estates, Trusts, and Other Beneficial Interests as defined in Section 26-1A-211
- _____ Claims and Litigation as defined in Section 26-1A-212
- _____ Personal and Family Maintenance as defined in Section 26-1A-213
- _____ Benefits from Governmental Programs or Civil or Military Service as defined in Section 26-1A-214
- _____ Retirement Plans as defined in Section 26-1A-215
- _____ Taxes as defined in Section 26-1A-216
- _____ Gifts as defined in Section 26-1A-217

V. GRANT OF SPECIFIC AUTHORITY (OPTIONAL)

My agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your

death. INITIAL the specific authority you WANT to give your agent.)

- ☐ Create, amend, revoke, or terminate an inter vivos trust, by trust or applicable law
- ☐ Make a gift to which exceeds the monetary limitations of Section 26-1A-217 of the Alabama Uniform Power of Attorney Act, but subject to any special instructions in this power of attorney
- ☐ Create or change rights of survivorship
- ☐ Create or change a beneficiary designation
- ☐ Authorize another person to exercise the authority granted under this power of attorney
- ☐ Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan
- ☐ Exercise fiduciary powers that the principal has authority to delegate

VI. LIMITATIONS ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant MAY NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

Limitation of Power

Except for any special instructions given herein to the agent to make gifts, the following shall apply:

(a) Any power or authority granted to my Agent herein shall be limited so as to prevent this Power of Attorney from causing any Agent to be taxed on my income or from causing my assets to be subject to a "general power of appointment" by my Agent as defined in 26 U.S.C. §§2041 and 26 U.S.C. §§2514 of the Internal Revenue Code of 1986, as amended.

(b) My Agent shall have no power or authority whatsoever with respect to any policy of insurance owned by me on the life of my Agent, or any trust created by my Agent as to which I am a trustee.

VII. SPECIAL INSTRUCTIONS (OPTIONAL)

You may give special instructions on the following lines. For your protection, if there are no special instructions write NONE in this section.

NONE

VIII. EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

IX. NOMINATION OF CONSERVATOR OR GUARDIAN (OPTIONAL)

If it becomes necessary for a court to appoint a conservator of my estate or guardian of my person, I nominate the following person(s) for appointment:

Name of Nominee for conservator of my estate: Carol Thornton O'Connor
Nominee's Address: 132 Cedar Grove Parkway, Maylene, AL 35114
Nominee's Telephone Number: (205) 919-7481

Name of Nominee for guardian of my person: Carol Thornton O'Connor
Nominee's Address: 132 Cedar Grove Parkway, Maylene, AL 35114
Nominee's Telephone Number: (205) 919-7481

X. RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

XI. SIGNATURE AND ACKNOWLEDGMENT

Michael Patrick O'Connor Jr.
(Signature of Principal)

Your Signature Date: 3-27-17

Your Name Printed: Michael Patrick O'Connor, Jr.

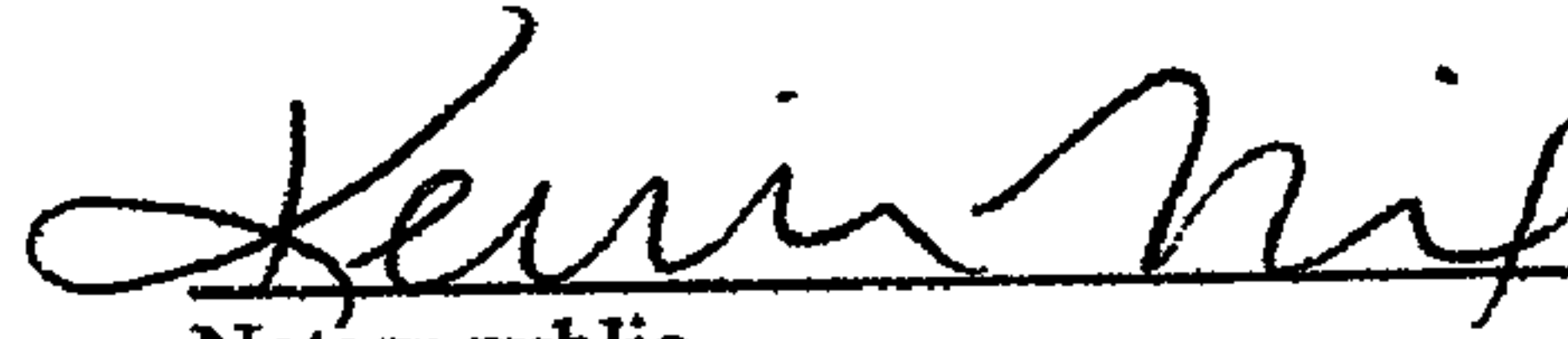
Your Address: 132 Cedar Grove Parkway, Maylene, AL 35114

Your Telephone Number: (205) 919-7481

State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for the County in this State, hereby certify that Michael Patrick O'Connor, Jr., whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 22 day of MARCH, 2017.


Notary public

My commission expires:

This document prepared by:
William R. Justice, P.O. Box 587, Columbiana, AL 35051



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/14/2022 08:00:52 AM
\$70.00 JOANN
20220914000355650

Allen S. Bayl