

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Roderick Wallace and Tara Wallace  
28 Dogwood Drive  
Calera, Alabama 35040

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **THREE HUNDRED FIFTY EIGHT THOUSAND AND NO/100 (\$358,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **ROBIN DAVID RIVERA and MARY ANNE RIVERA**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **RODERICK WALLACE and TARA WALLACE**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

**PARCEL I:**

Lot 6, Country View Estates, Phase I, as recorded in Map Book 10, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama, plus an additional 10 feet (10.0) along the rear Northerly line of same said Lot 6 that is parallel, adjacent and contiguous with said Northerly real lot line of said Lot 6, according to the Survey of Joseph F. Conn, Jr., Alabama P.L.S. No. 9049 dated June 3, 1994.

**PARCEL II:**

Beginning at the Northwest corner of Lot 6, Country View Estates, Phase I, as recorded in Map Book 10, Page 10, as recorded in the Office of the Judge of Probate, Shelby County, thence North 35 degrees 40 minutes 02 seconds West a distance of 10.0 feet; thence North 31 degrees 16 minutes 51 seconds East a distance of 232.03 feet; thence South 39 degrees 53 minutes 52 seconds East, a distance of 84.84 feet to a point lying on the radial right of way of William Way (40-foot radius), said point also lying on a non-tangent curve to the left, having a radius of 40.00 feet, a central angle of 89 degrees 58 minutes 58 seconds and having a chord bearing of South 05 degrees 06 minutes 39 seconds West, a chord distance of 56.56; thence along the arc of said curve and along and right of way line a distance of 62.82 feet; thence South 39 degrees 52 minutes 50 seconds East along said right of way line a distance of 13.00 feet; thence, leaving said right of way line South 66 degrees 28 minutes 13 seconds West, a distance of 88.00 feet to point of beginning.

**Subject to:**

1. General and special taxes or assessments for the year 2024 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.

- 6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 10, Page 10.

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.

**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 Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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 **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of December 7, 2023.

**GRANTORS:**

Robin David Rivera  
Robin David Rivera

Mary Anne Rivera  
Mary Anne Rivera

STATE OF AL  
COUNTY OF Baldwin

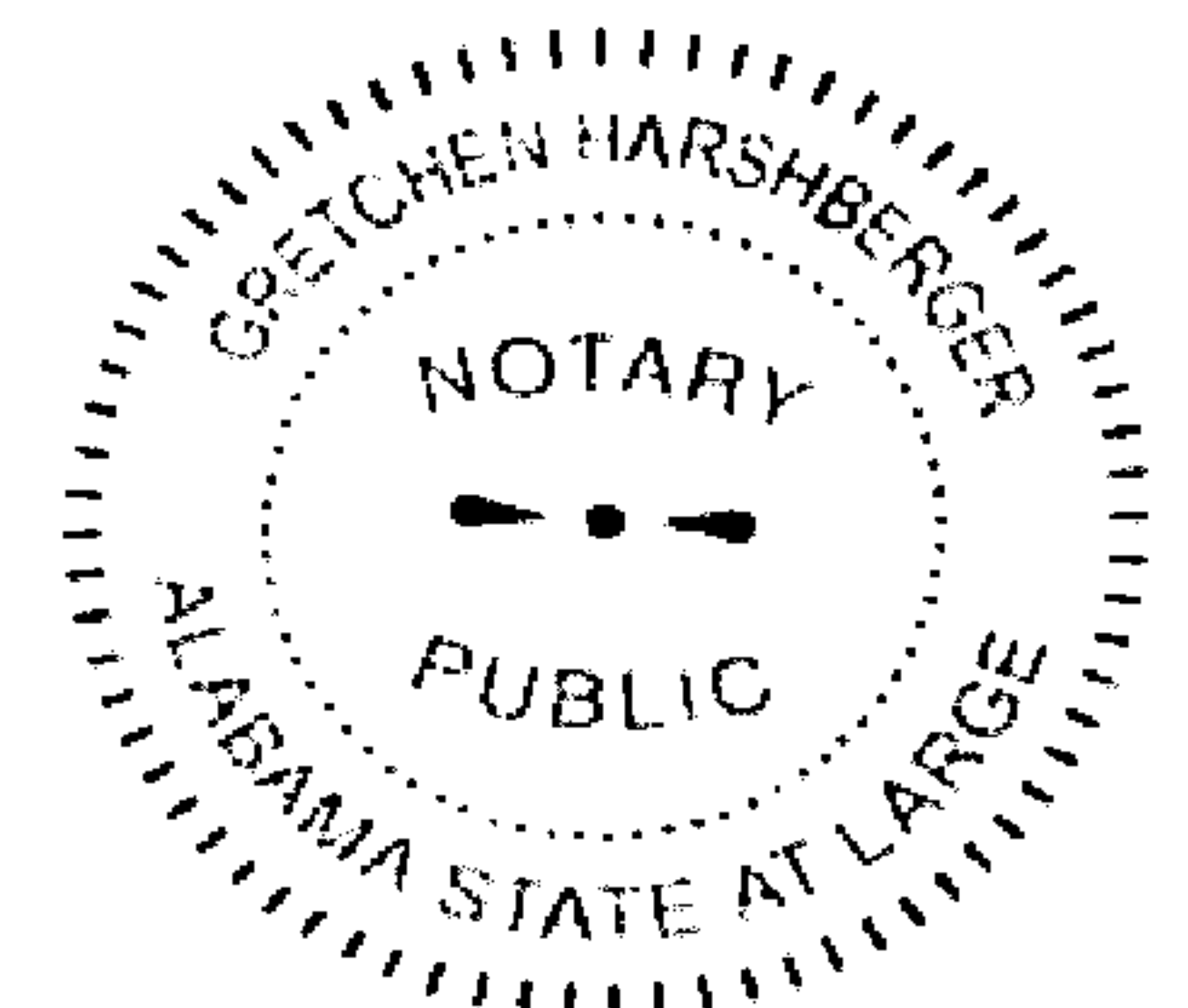
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Robin David Rivera and Mary Anne Rivera, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Robin David Rivera and Mary Anne Rivera each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of December 7, 2023.

Gretchen Harshberger  
Gretchen Harshberger, Notary Public

My Commission Expires: 12-7-2027

[Affix Seal Here]





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/18/2023 10:32:56 AM  
\$102.00 PAYGE  
20231218000362130

*Allen S. Beyl*

**Real Estate Sales Validation Form**

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

Grantor's Name Robin David Rivera  
Mailing Address Mary Anne Rivera  
28 Dogwood Drive  
Calera, AL 35040

Grantee's Name Roderick Wallace  
Mailing Address Tara Wallace  
28 Dogwood Drive  
Calera, AL 35040

Property Address 28 Dogwood Drive  
Calera, AL 35040

Date of Sale 12/13/23  
Total Purchase Price \$ 358,000.00  
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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 12/13/23

Print C. Ryan Sparks

Unattested \_\_\_\_\_  
(verified by)

Sign *[Signature]*  
(Grantor/Grantee/Owner/Agent) circle one