

Send Tax Notice to:

Tracy Webster and Robin Webster  
144 Canter Way  
Alabaster, AL 35007

[Space Above This Line for Recording Data]

## **SURVIVORSHIP WARRANTY DEED**

Source of Title: Instrument #20210506000225360

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS**, that in consideration of **Five Hundred Five Thousand and 00/100 Dollars (\$505,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Juan Gomez Pioquinto and Alexandra Gomez, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address

229 Queens Gate, Alabaster, AL 35114 is  
hereby grant, bargain, sell and convey unto **Tracy Webster and Robin Webster** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 144 Canter Way, Alabaster AL 35007, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, having an address 144 Canter Way, Alabaster, AL 35007 to wit:

**Unit 35-A of a Resurvey of Lot 35 Saddle Lake Farms Condominium, a Condominium, and Saddle Lake Farms, a Condominium, First Addition as established by Declaration of Condominium as recorded in Instrument #1995-17533 and amendment thereto recorded in Instrument #1996-21491 and Articles of Incorporation of Saddle Lake Farms Association, Inc., as recorded in Instrument #1995-17530, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, Page 20 A & B and Map Book 21, Page 95, in the Probate Office of Shelby County, Alabama.**

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

**To Have and To Hold** to the said Grantee, 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, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from

all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31 day of May 2024.

Juan Gomez  
Juan Gomez Pioquinto

Alexandra Gomez  
Alexandra Gomez

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Juan Gomez Pioquinto and Alexandra Gomez**, 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 31 day of May 2024.

Heather Reeves  
Notary Public

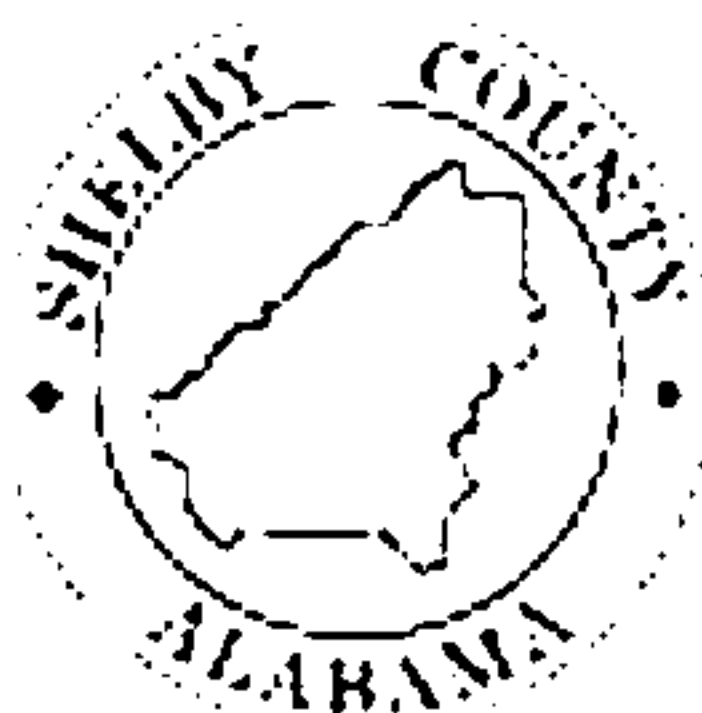
[SEAL]

My Commission Expires: 8.6.24



This instrument was prepared by:  
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File No.: ATB4095



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/03/2024 11:01:22 AM  
\$530.00 PAYGE  
20240603000163670

Allie S. Bayl