

Prepared By and Return To:
David M. Sigler
Access Title & Closing Group, LLC
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
AL-25-00072-RET

Send Property Tax Notice to:
Cesar Rivas and Carrington Rivas
140 Stonecreek Place,
Calera, AL 35040

**GENERAL WARRANTY DEED
(JOINT TENANCY WITH RIGHT OF SURVIVORSHIP)**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that:

Lisa M. Sims, fka Lisa M. Ford and Richard J. Sims, a married couple

For and in consideration of the sum of TWO HUNDRED FOURTY-FIVE THOUSAND AND 00/100 DOLLARS, (\$245,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by:

Cesar V. Rivas and Carrington N. Rivas

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantees, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 11, according to the Final Plat of Stonecreek, Phase 2, as recorded in Map Book 34, Page 11, in the Probate Office of Shelby County, Alabama.

Commonly known as 140 Stonecreek Place Calera, Alabama 35040

The subject property is the homestead of the Grantors.

This Deed is being simultaneously recorded with a Purchase Money Mortgage with a face amount of \$240,562.00.

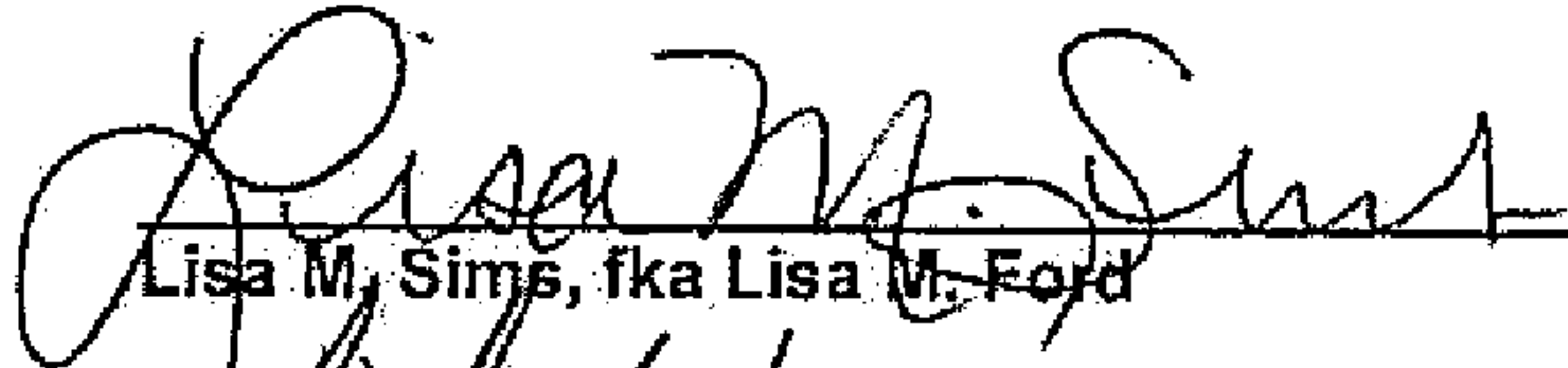
TO HAVE AND TO HOLD the same unto the said Grantees, for their joint lives and upon the death of one of them, to the survivor, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of SHELBY County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantees, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and

the possession thereof, to the said Grantees, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 6TH day of June, 2025.



Lisa M. Sims, fka Lisa M. Ford

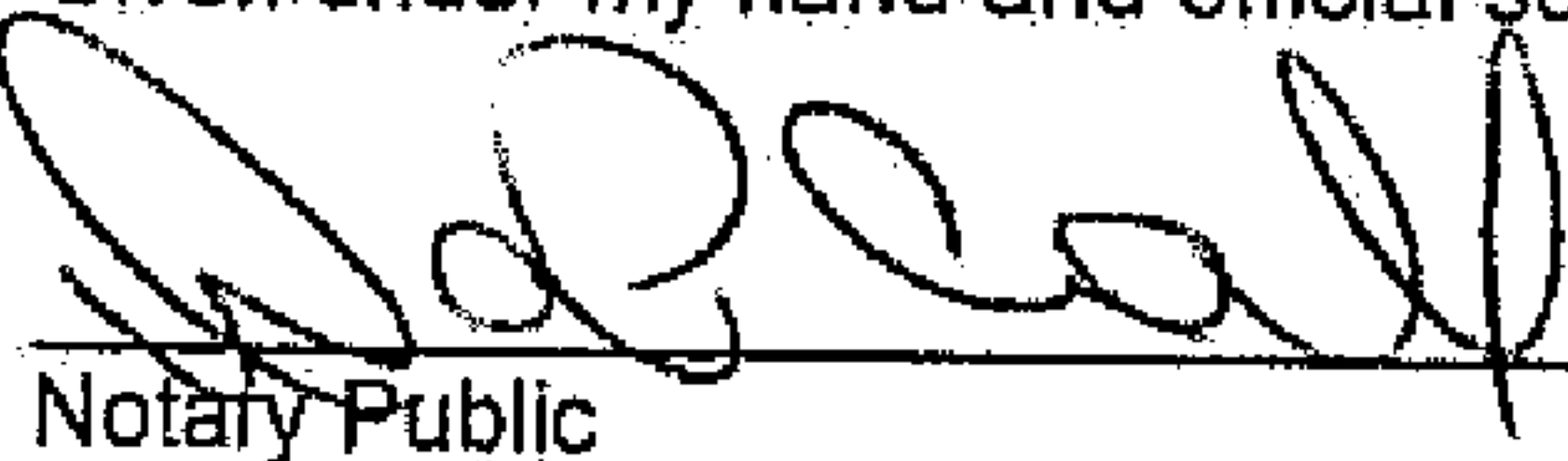

Richard J. Sims

STATE OF Alabama

COUNTY OF Jefferson

I, Dawn P. Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Lisa M. Sims, fka Lisa M. Ford and Richard J. Sims, 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 conveyance, he/she/they executed the same voluntarily on the day that bears the same date.

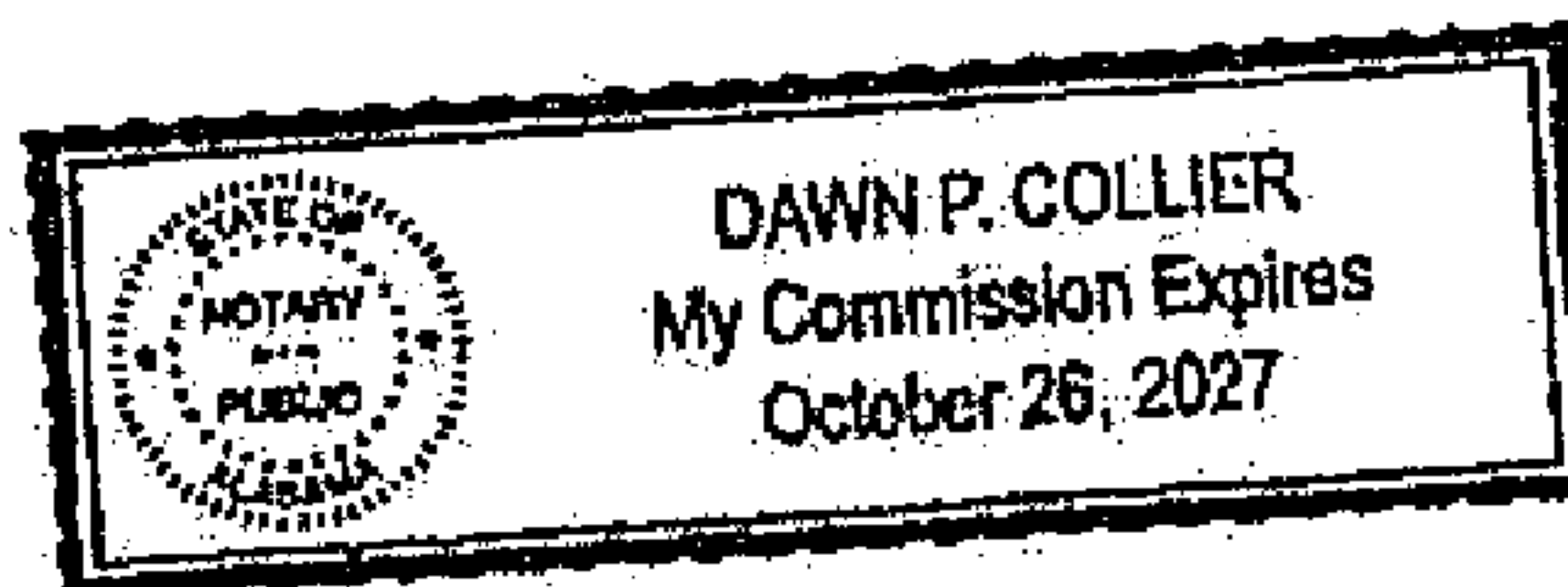
Given under my hand and official seal this 6th day of June, 2025.



Notary Public

My Commission Expires: _____

[Notary Seal]



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Lisa M. Sims and Richard J. Sims

Mailing Address: 140 Stonecreek Pl
Calera AL 35040

Grantee's Name: Cesar V. Rivas and Carrington N. Rivas

Mailing Address: 140 Stonecreek Place,
Calera, AL 35040Property Address:
140 Stonecreek Place,
Calera, AL 35040

Date of Sale: June 6, 2025

Total Purchase Price: \$245,000.00

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 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.

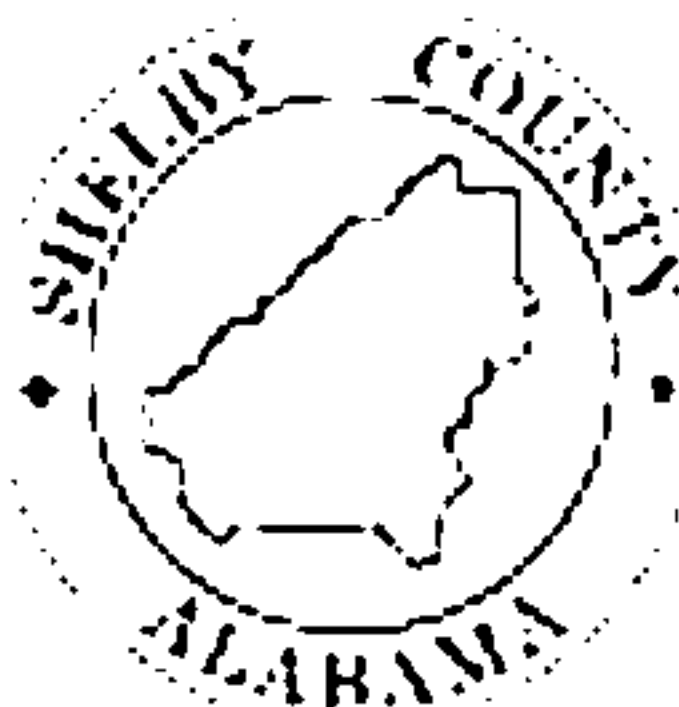
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property is determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: 6-6-25☐ Unattested _____

Verified by: _____

Print: Access Title & Closing Group, LLC

Sign: [Signature]
(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
 06/30/2025 11:41:03 AM
 \$33.50 JOANN
 20250630000197890

Alli S. Bayl