

SEND TAX NOTICE TO:

✓ Efrain & Dalia Jimenez
40 Dee Gould
P.O. Box 11
Siluria, AL 35144

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND AND NO/100 (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Marilla Dee Gould**, an unmarried woman (herein referred to as grantor) do grant, bargain, sell and convey unto **Efrain Jimenez and wife, Dalia Jimenez** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 61-B, according to the Resurvey of Lot 61, Block 5, Siluria Mills, located in the SW ¼ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, said Resurvey being recorded in Map Book 22, Page 115 in the Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD unto 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 hereby 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 27 day of June, 1997.

Marilla Dee Gould (SEAL)
Marilla Dee Gould

STATE OF ALABAMA
SHELBY COUNTY

06/27/1997-20148
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCD 18.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marilla Dee Gould, an unmarried woman, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of June, 1997.

Paula Head (SEAL)
Notary Public

Inst # 1997-20148