


This instrument is prepared by:
John H. Henson
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
Alfredo Alvendia
1022 Eagle Nest Circle
Birmingham, AL 35242


20120605000196880 1/1 \$32.00
Shelby Cnty Judge of Probate: AL
06/05/2012 11:09:50 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Eighty-Five Thousand And No/100 Dollars (\$385,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Andrew M Johnson and Jamie Johnson, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Alfredo Alvendia and Sharon Alvendia (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1723, according to the Survey of Eagle Point 17th Sector, as recorded in Map Book 30, page 82, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Sixty-Five Thousand And No/100 Dollars (\$365,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.


TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 25, 2012.



Andrew M Johnson



Jamie Johnson

Shelby County, AL 06/05/2012
State of Alabama
Deed Tax: \$20.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew M Johnson and Jamie Johnson, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 25th day of May, 2012.



Notary Public
Commission Expires:

JOHN HARWELL HENSON
Notary Public, Alabama State At Large
My Commission Expires Nov. 21, 2015