

This instrument was prepared by:
SOUTH OAK TITLE TRUSSVILLE, LLC
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35235

SEND TAX NOTICE TO:
JESUS MONTES DE OCA
JOSEPHINE MONTES DE OCA
8330 NW 178 STREET
HIALEAH, FL 33015-3654

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

20180216000050900
02/16/2018 10:47:45 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **NINETY TWO THOUSAND FIVE HUNDRED DOLLARS & 00/100 (\$92,500.00)**, as evidenced by that certain sales contract between the parties hereto, to the undersigned GRANTOR in hand paid by GRANTEES the receipt whereof is hereby acknowledged, I, **THOMAS FISHER , a married man, whose address is 6052 Brookhill Circle, Pinson, AL 35126**, (hereinafter referred to as GRANTOR), do hereby grant, bargain, sell and convey unto **JESUS MONTES DE OCA AND JOSEPHINE MONTES DE OCA, whose address is 8330 NW 178 Street, Hialeah, FL 33015-3654**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, with an address of 1202 Morning Sun Drive, Birmingham, Alabama 35120, to-wit:

SEE ATTACHED EXHIBIT "A".

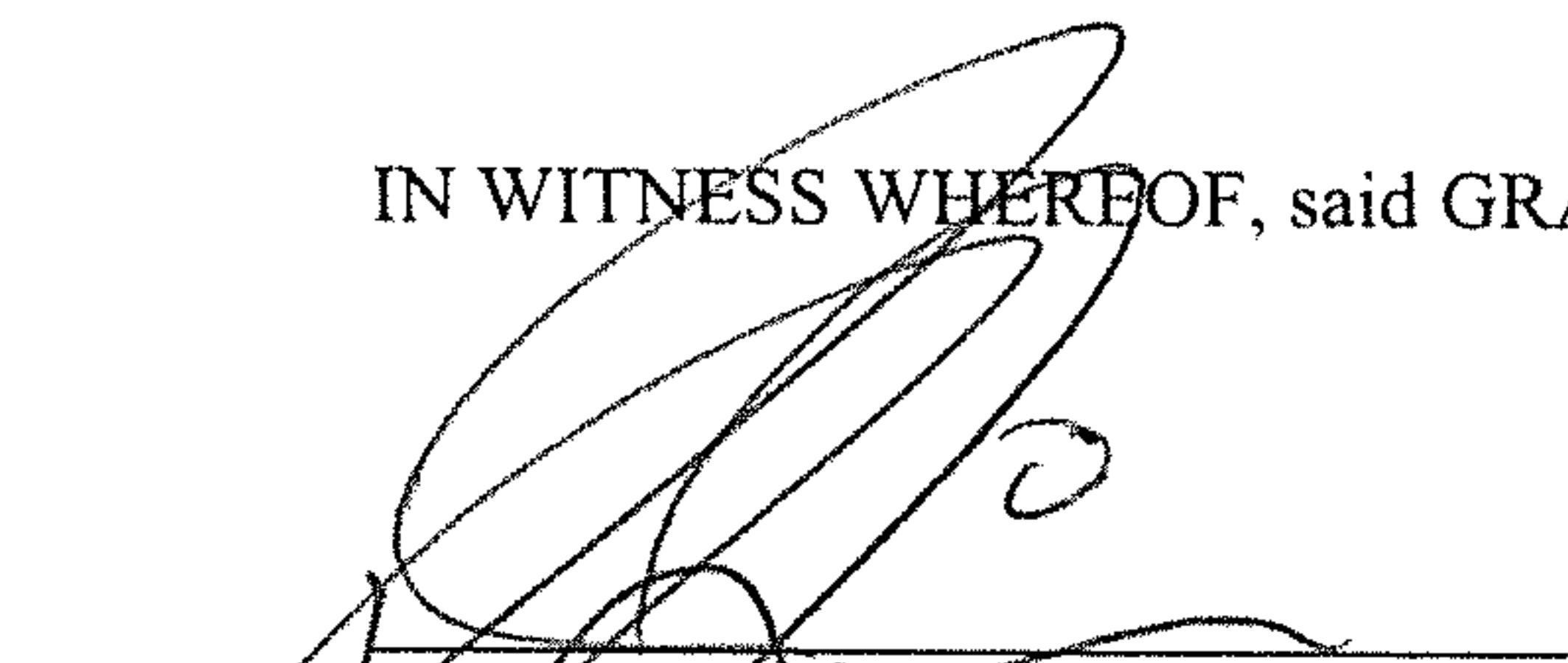
The property being sold is not the homestead of the Grantor, or Grantor's spouse.

SUBJECT TO: (1) Taxes for the year 2018, and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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 herein above set forth, and that GRANTOR will, and GRANTOR'S 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.

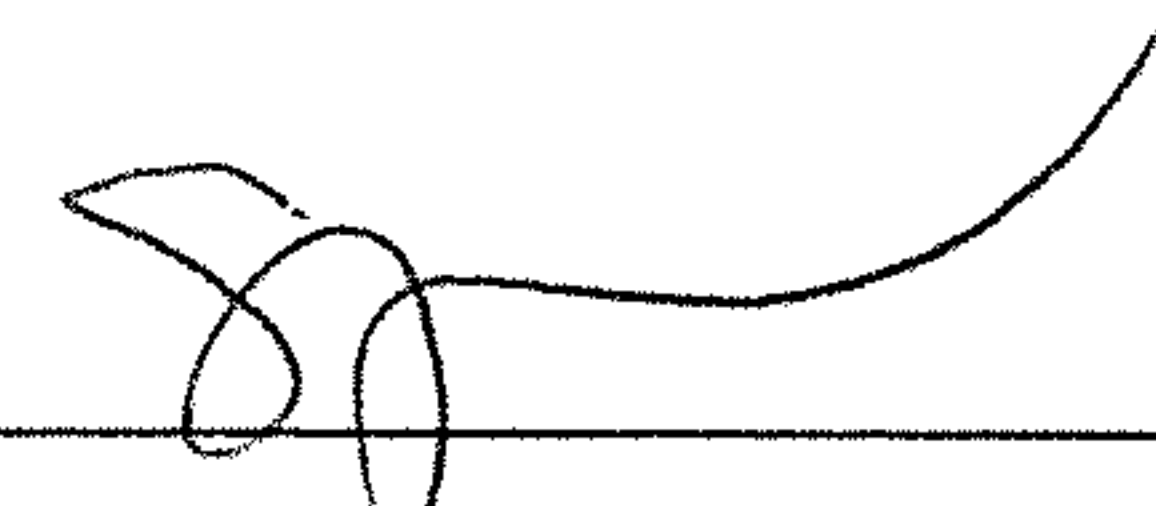
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 15th day of February, 2018.



THOMAS FISHER
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that THOMAS FISHER, a single 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of February, 2018.



NOTARY PUBLIC
My Commission Expires: 11/3/2020

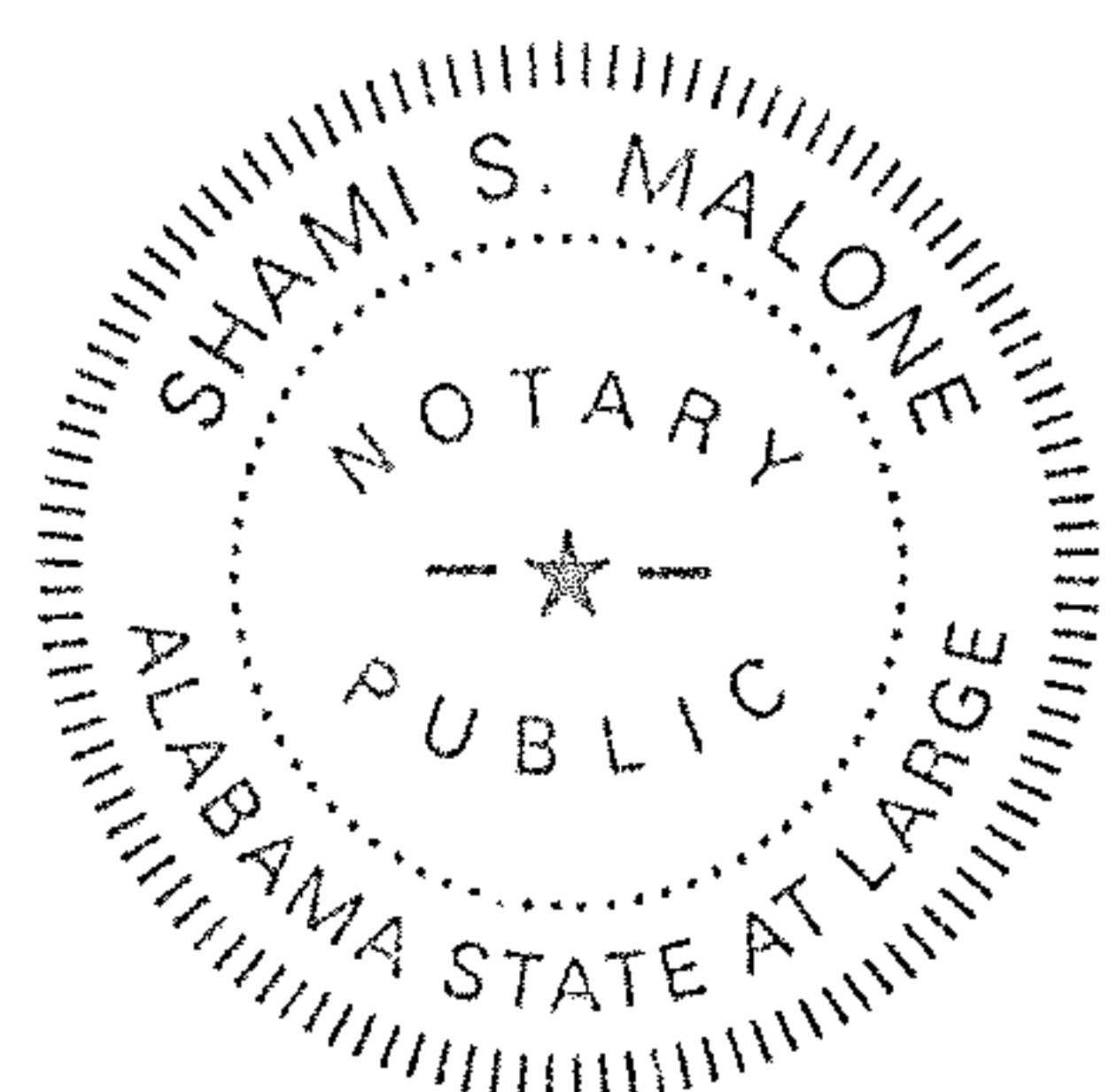
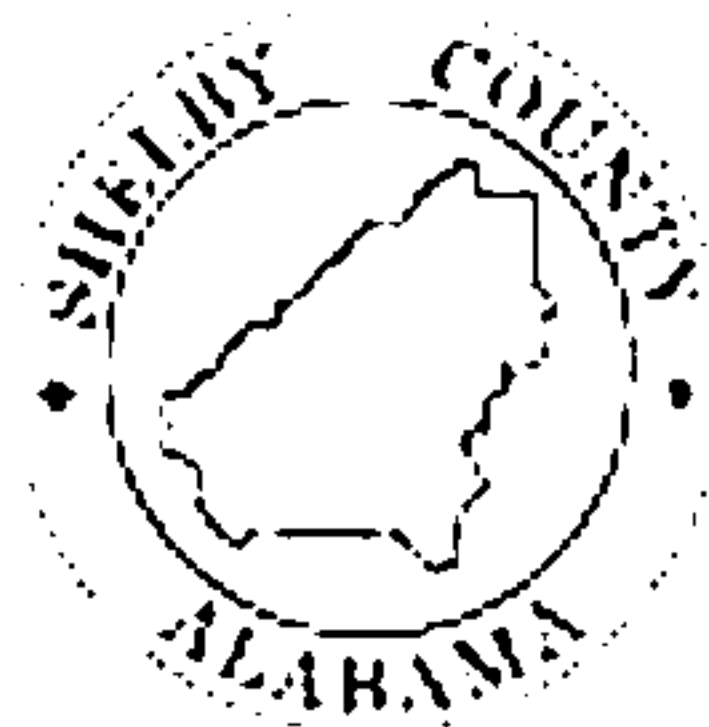


EXHIBIT "A"

20180216000050900 02/16/2018 10:47:45 AM DEEDS 2/2

Unit 1202, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D" together with an undivided interest in the common elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a condominium.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/16/2018 10:47:45 AM
\$110.50 CHERRY
20180216000050900

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the typed name of the County Clerk.