

Send Tax Notice to:

Juan Rodriques and Silvia Ortega Rodriquez

\_\_\_\_\_  
\_\_\_\_\_

20200625000261500  
06/25/2020 01:51:02 PM  
DEEDS 1/2

\_\_\_\_\_  
[Space Above This Line for Recording Data]\_\_\_\_\_

**CORPORATION  
SURVIVORSHIP WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Two Hundred Fifty Five Thousand and 00/100 Dollars (\$255,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **AlaVest, LLC, an Alabama Limited Liability Company**, (herein referred to as grantor, whether one or more) whose mailing address is **429 Lorna Square, Hoover, Al 35216** grant, bargain, sell and convey unto **Juan Rodriquez and Silvia Ortega Rodriquez** (herein referred to as grantees) whose mailing address is \_\_\_\_\_, 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 **163 Rosegate Drive, Calera, Al 35040** to wit:

LOT 28, ACCORDING TO THE FINAL PLAT OF COMDEN COVE WEST SECTOR 3, PHASE 3, AS RECORDED IN MAP BOOK 39, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.  
Subject to all rights of redemption from that certain foreclosure sale of \_\_\_\_\_ and recorded  
in Inst. # \_\_\_\_\_

\$242,250.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantees, 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. Grantor does, for itself and for its successors and/or assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and/or assign 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 (we) have hereunto set my (our) hand(s) and seal(s) this the 23<sup>rd</sup> day of June, 2020

AlaVest, LLC,

By Jessica Vitch  
Its Authorized Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

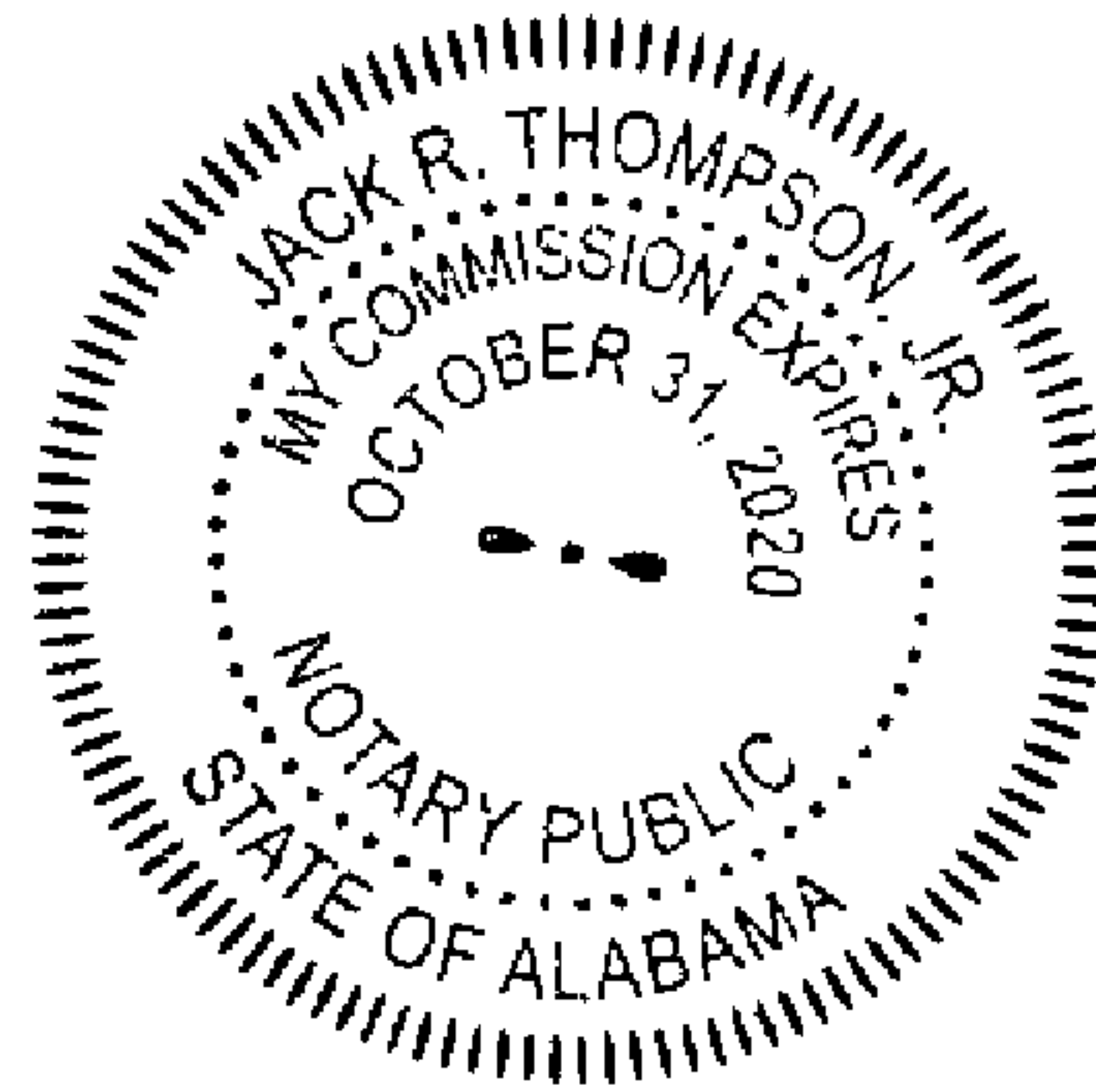
I, a Notary Public in and for said county in said state, hereby certify that Jessica Vitch, the authorized signatory of AlaVest, LLC, An Alabama Limited Liability Company whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/her in his/her capacity as Authorized Member executed the same voluntarily and with full authority on behalf of the Company.

WITNESS my hand and official seal in the county and state aforesaid this the 23 day of June, 2020

My Commission 16 | 31 | 2020  
Expires:

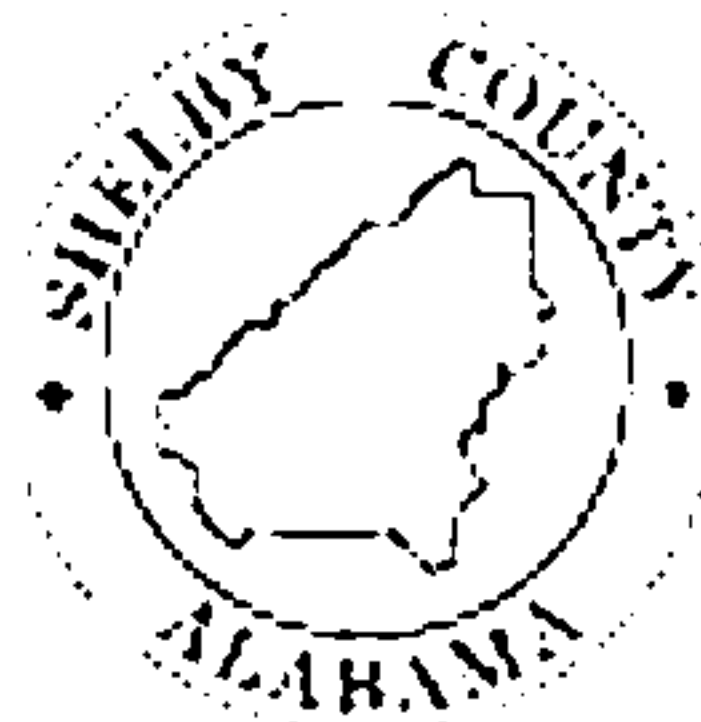
[Signature]  
Notary Public

(S E A L)



This instrument was prepared by:

Jack R. Thompson, Jr., Esq.  
The Law Office of Jack R. Thompson, Jr., LLC  
416 Yorkshire Dr  
Birmingham, Al 35209  
(205) 848-8003



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/25/2020 01:51:02 PM  
\$38.00 CHERRY  
20200625000261500

Alvin S. Beal