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Inst # 1995-21213

This instrument was prepared by
(Name) Buddy Rawson
2204 Lakeshore Dr
(Address) Birmingham, AL

Send Tax Notice To: Mercedes Turan
name
630 Riverchase Parkway West
Hoover, AL 35226
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA
JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Five Thousand & 00/100 (\$165,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ronald F. Johnson and wife, Delores D. Johnson

(herein referred to as grantors) do grant, bargain, sell and convey unto
Mercedes Turan, Francisco Reiz Turan and Felipe Reiz Turan

(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 6, according to the Survey of Riverchase West, as recorded in Map Book
6, page 78, and refiled in Map Book 6, page 100 and refiled again in Map
Book 7, page 150, as recorded in the Probate Office of Shelby County, Alabama.

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08/04/1995-21213
03:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 174.50

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, we have hereunto set our hand(s) and seal(s), this 1st
day of August, 19 95

WITNESS:

(Seal)

(Seal)

(Seal)

Ronald F. Johnson (Seal)
Ronald F. Johnson
Delores D. Johnson (Seal)
Delores D. Johnson

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Ronald F. Johnson and wife, Delores D. Johnson
whose name (s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 1st day of August A. D., 19 95

Timothy B. Basting
Notary Public
PRECISION PRINTING 491 6568 Form 6-6-90