

95071161

RE-RECORDING TO CORRECT SPELLING OF NAMES TO READ "TURON" INSTEAD OF "TURAN"

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

Send Tax Notice To: Mercedes Turon
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 Turon, Francisco Reiz Turon and Felipe Reiz Turon

(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.

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

Inst # 1995-33052
11/15/1995-33052
03:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 10.50

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

Terri F. Basten
Notary Public
PRECISION PRINTING 491-6508 Form 6-6-90