

864

Send tax notice to:
Juber Osmin Jovel
141 Longfeather Lane
Alabaster, AL 35007

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

\$150,000⁰⁰
Value

State of Alabama
County: Shelby

WARRANTY DEED



20100105000002110 1/2 \$31.50
Shelby Cnty Judge of Probate, AL
01/05/2010 08:50:41 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and No/100 (\$10.00) in hand paid to the undersigned **Juber Osmin Jobel and Agustina Diaz, both single people** (hereinafter referred to as Grantors”) by **Juber Osmin Jovel and Agustina Diaz** (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 40-A, according to the Re-Survey of Lots 40, 44 and 45, Apache Ridge, 6th Sector, as recorded in Map Book 18, Page 39, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.
BUILDING AND SETBACK LINES, RIGHTS OF WAYS, EASEMENTS, AGREEMENTS,
RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

Juber Osmin Jobel and Juber Osmin Jovel are one and the same person.

\$133,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

Shelby County, AL 01/05/2010

State of Alabama

Deed Tax : \$16.50

20100105000002110 2/2 \$31.50
Shelby Cnty Judge of Probate, AL
01/05/2010 08:50:41 AM FILED/CERT

IN WITNESS WHEREOF, Grantors, **Juber Osmin Jovel and Agustina Diaz** hereunto set their signatures and seals on November 19, 2009.

Juber Osmin Jovel
Juber Osmin Jovel

Agustina Diaz
Agustina Diaz

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Juber Osmin Jovel and Agustina Diaz**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of November, 2009

(NOTARIAL SEAL)

