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Shelby Cnty Judge of Probate, AL
04/24/2012 11:18:24 AM FILED/CERT

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Marlon Vladimir Claros and Rita Irene Claros
1036 Willow Creek Way
Alabaster, Alabama 35007

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED FORTY THOUSAND AND NO/100 (\$140,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **DEBORAH B. ACTON TSIMPIDES and LEON TSIMPIDES**, wife and husband, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **MARLON VLADIMIR CLAROS, RITA IRENE CLAROS, and TOMASA D. URBINA**, (herein referred to as "Grantees"), for and during all of their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 78, according to the Map or Survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2012 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 9, Page 102 (A & B).
7. Subject to all restrictions and provisions recorded in Book 126, Page 363.
8. Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 308, Page 136.
9. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Book 50, Page 252.
10. Restrictions appearing of record in Book 126, Page 363.

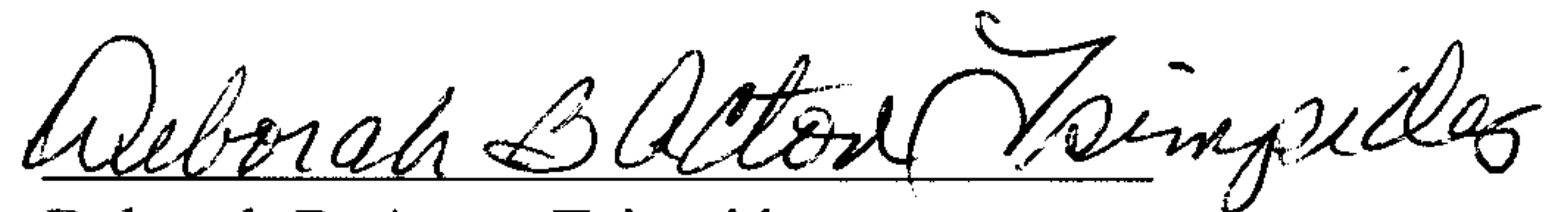
11. Easement to the Town of Alabaster, in Deed Book 308, Page 255.
12. Easement as reserved in Deed Book 308, Page 136.
13. 35 foot building line from Willow Creek Place and a 15 foot utility easement along the rear lot line, as shown on recorded map.

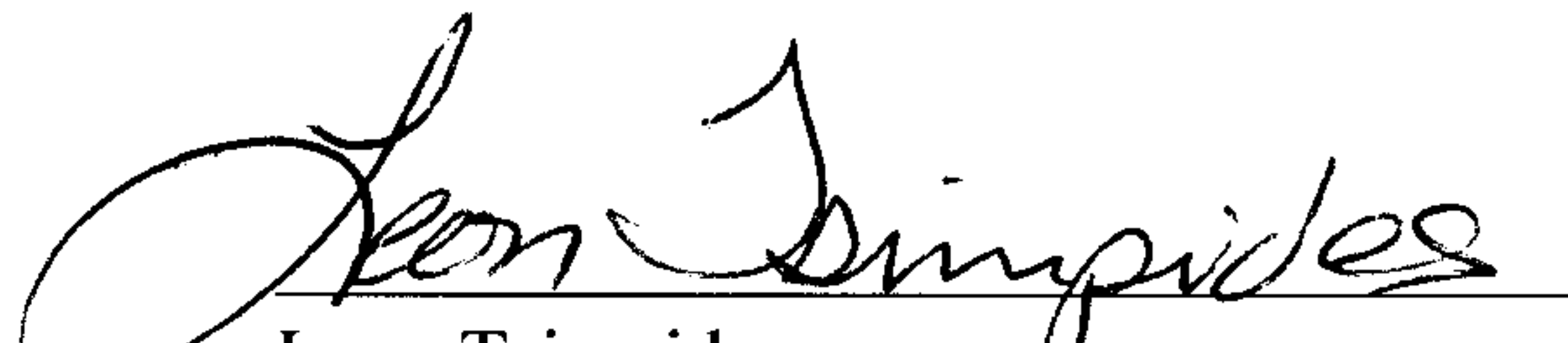
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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 hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' 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, the said Grantors have hereunto set their hands and seals on this day of April 20, 2012.

GRANTORS:

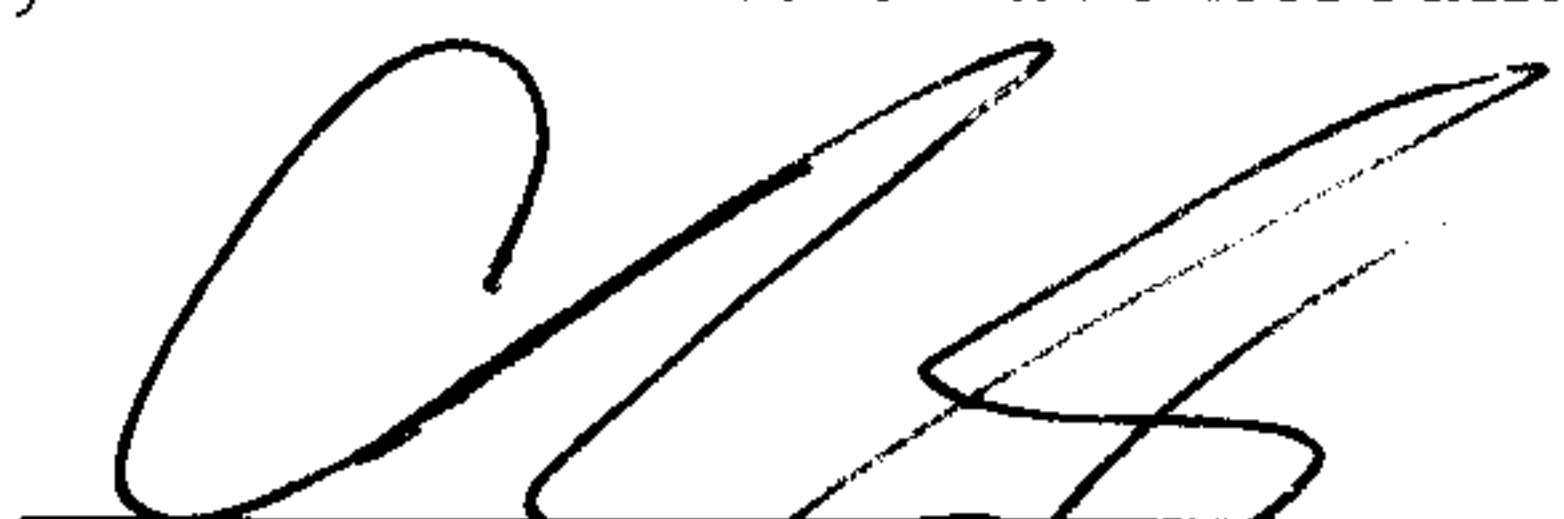

Deborah B. Acton Tsimpides


Leon Tsimpides

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Deborah B. Acton Tsimpides and Leon Tsimpides, husband and wife, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of April 20, 2012.


C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014

Shelby County, AL 04/24/2012
State of Alabama
Deed Tax: \$11.00

