

This Instrument was Prepared by: <sup>1206030</sup>  
Shannon E. Price,  
P. O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: Argenis Zabala  
Cynthia Zabala  
5171 Sapphire Ridge  
Hoover, AL 35244

## **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of Two Hundred Five Thousand Dollars and No Cents (\$205,000.00) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, B.J. Humphries and Diane B. Humphries, husband and wife, (herein referred to as Grantors), do grant, bargain, sell and convey unto Argenis Zabala and Cynthia Zabala, husband and wife (herein referred to as Grantees), for and during their joint lives as 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, to wit;

LOT 2A, ACCORDING TO THE FINAL PLAT, RESURVEY OF LOTS 2 AND 3, CAHABA RIVER GETAWAYS, AS RECORDED IN MAP BOOK 31, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

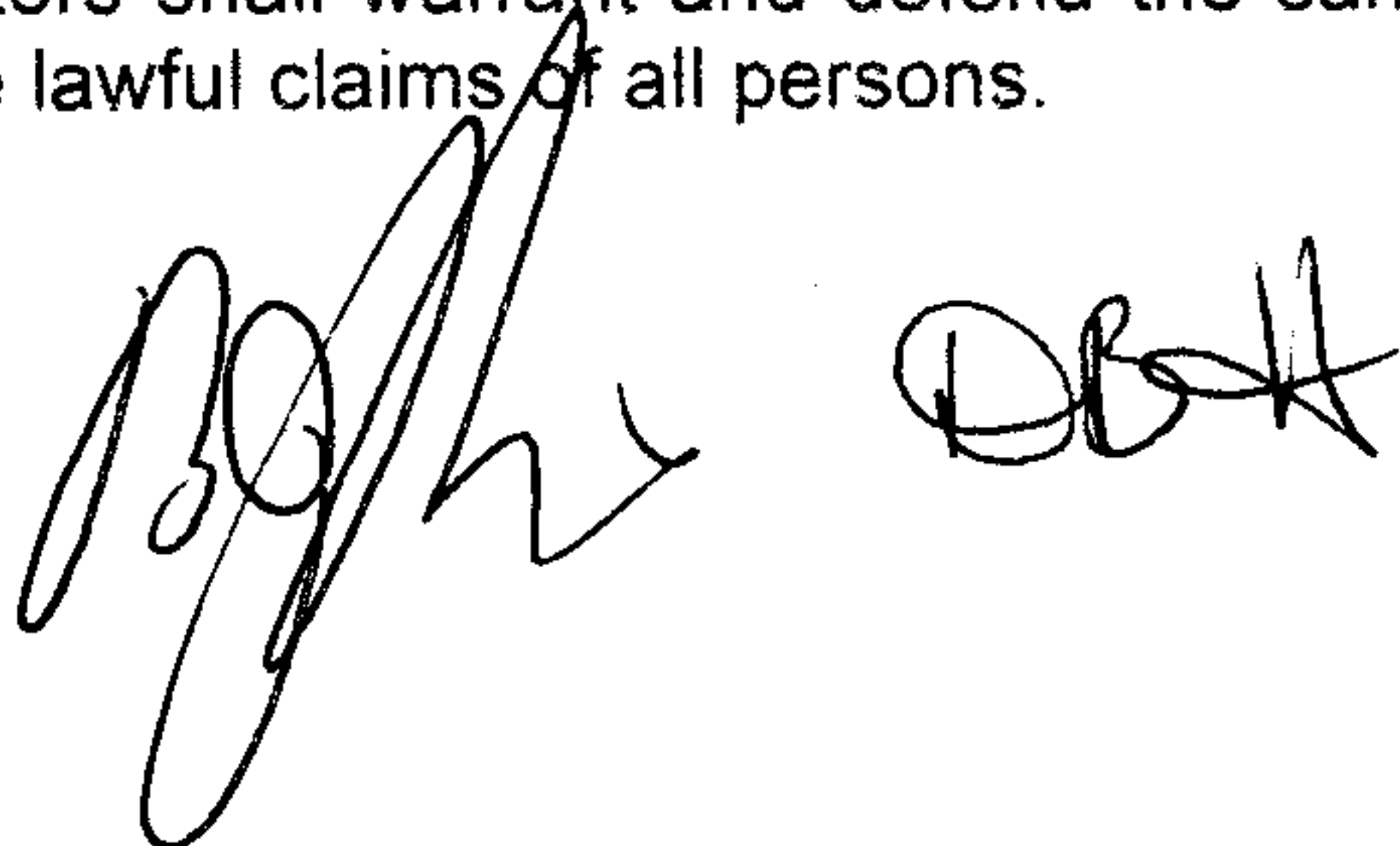
**Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**


**Subject to:**

- 1. All taxes for the year 2012 and subsequent years, not yet due and payable.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 31, Page 41.**
- 5. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to oil, gas, sand and gravel in, on and under subject property.**
- 6. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 2000-11279 in the Probate Office of Shelby County, Alabama.**
- 7. Subject to road agreement and restrictions as set out in Instrument 20071108000517240 and Civil Action CV-05-252.**

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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.

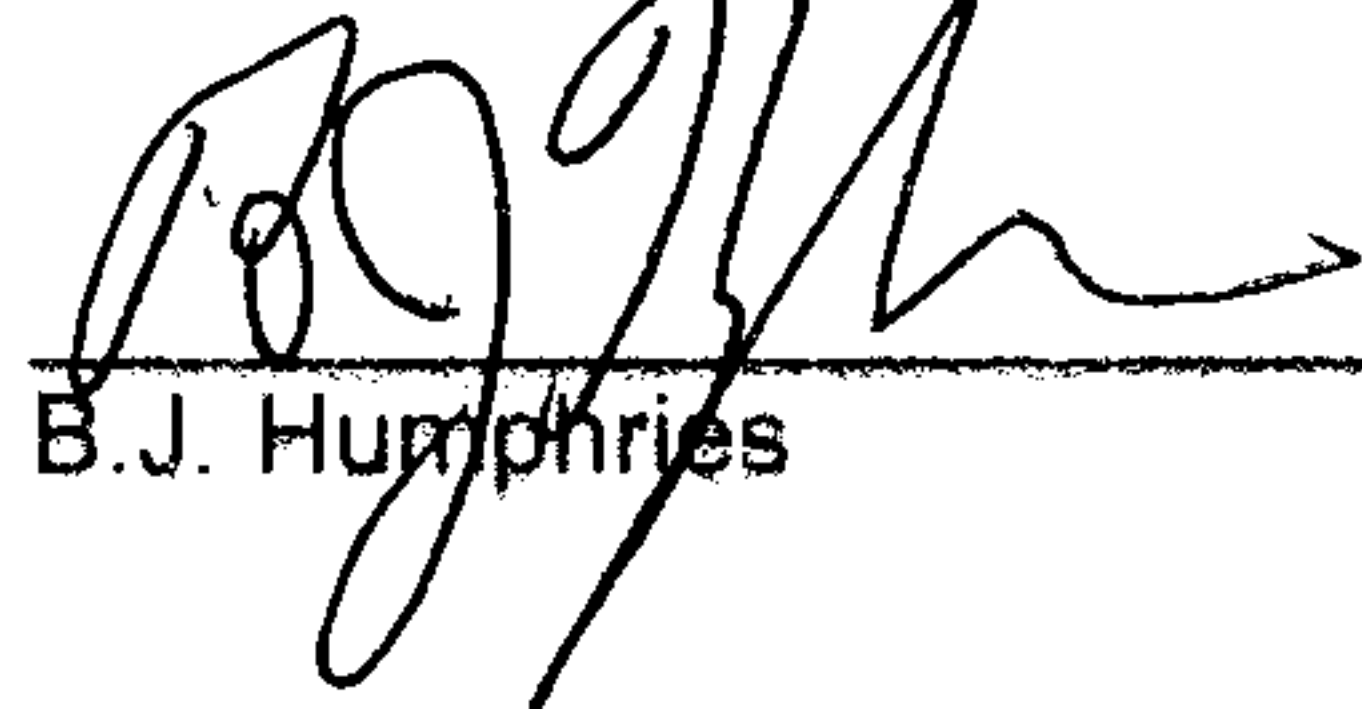
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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.



  
20120713000251300 1/2 \$220.00  
Shelby Cnty Judge of Probate, AL  
07/13/2012 01:28:52 PM FILED/CERT

Shelby County, AL 07/13/2012  
State of Alabama  
Deed Tax: \$205.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of July, 2012.

  
B.J. Humphries

  
Diane B. Humphries

State of Alabama

}

General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that B.J. Humphries and Diane B. Humphries, husband and wife whose names 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 they executed the same voluntarily on the day the same bears date.

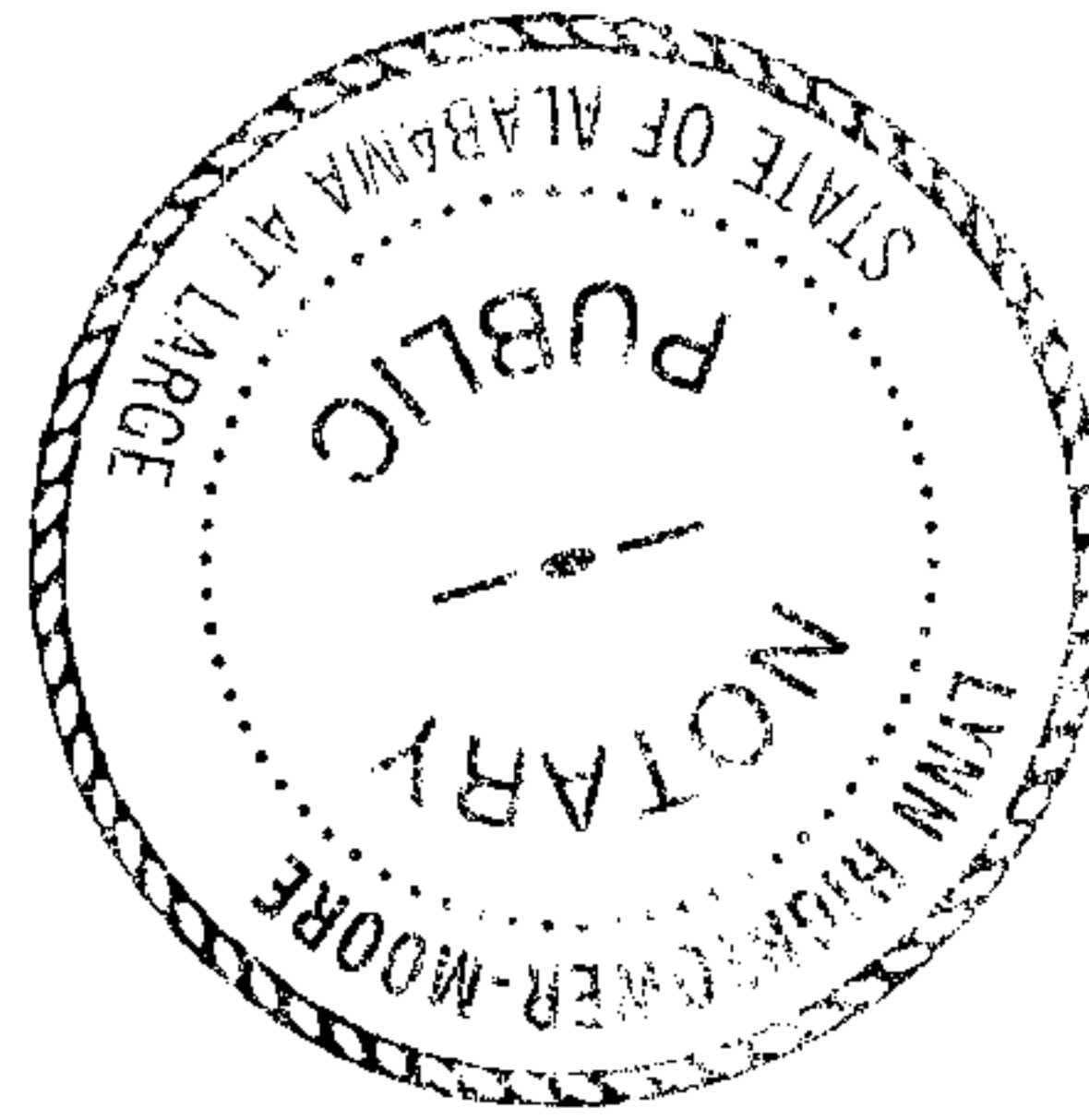
Given under my hand and official seal, this the 9th day of July, 2012.

  
Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary

My Commission Expires: 1-19-14



20120713000251300 2/2 \$220.00  
Shelby Cnty Judge of Probate, AL  
07/13/2012 01:28:52 PM FILED/CERT