

\$1,500.00
\$47,500.00

This instrument was prepared by:
GONZALEZ LAW FIRM, L.L.C.
128 First Street South
Alabaster, AL 35007
(205) 621-4100

Send Tax Notice to:
JOSE B. GONZALEZ
128 First Street South
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATUTORY WARRANTY DEED

TITLE NOT EXAMINED

KNOWN ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, Jose B. Gonzalez, a single person, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto Marco A. Gonzalez, a single person and Jose B. Gonzalez, a single person, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate situated in SHELBY County, Alabama, to wit:

A parcel of land situated in the NE 1/4 of the NE 1/4 OF Section 2, Township 21 South, Range 3 West Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of said Section 2; thence West along the North line of said 1/4-1/4 section a distance of 962.79 feet; thence left 84° 05' 32" and run in a Southwesterly direction a distance of 298.35 feet (279.0 feet deed) to the point of beginning; thence continue along last described course a distance of 50.00 feet (Deed), thence left 88° 52' 40" and run in a Southeasterly direction a distance of 97.12 feet to a point lying on the Westerly Row line of U.S. Highway No. 31 (90 foot ROW); thence left 90° 58' 19", and run in a Northeasterly direction along said ROW line a distance of 50.00 feet (Deed); thence leaving said ROW line left 97.24 feet to the point of beginning.

Which has the address of 128 & 130 1st Street South, Alabaster, Alabama 35007 ("Property Address").

SUBJECT TO EXISTING covenants, restrictions, easements of record, rights of way and limitations, if any of record.

Title not examined.

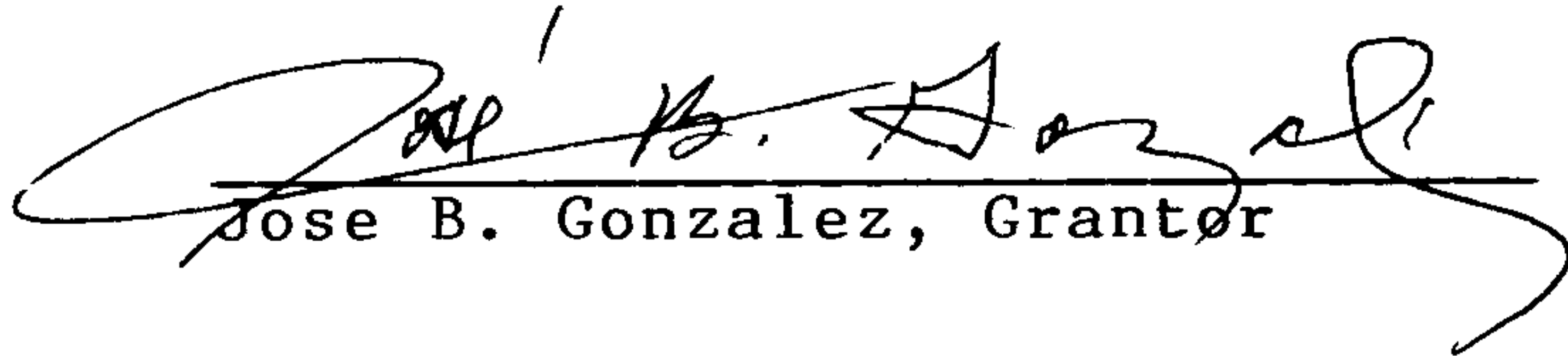
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever;



20120725000267540 1/2 \$62.50
Shelby Cnty Judge of Probate, AL
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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.

IN WITNESS WHEREOF, the said grantor, Jose B. Gonzalez, has hereunto subscribed his name on this the 25 day of July, 2012.

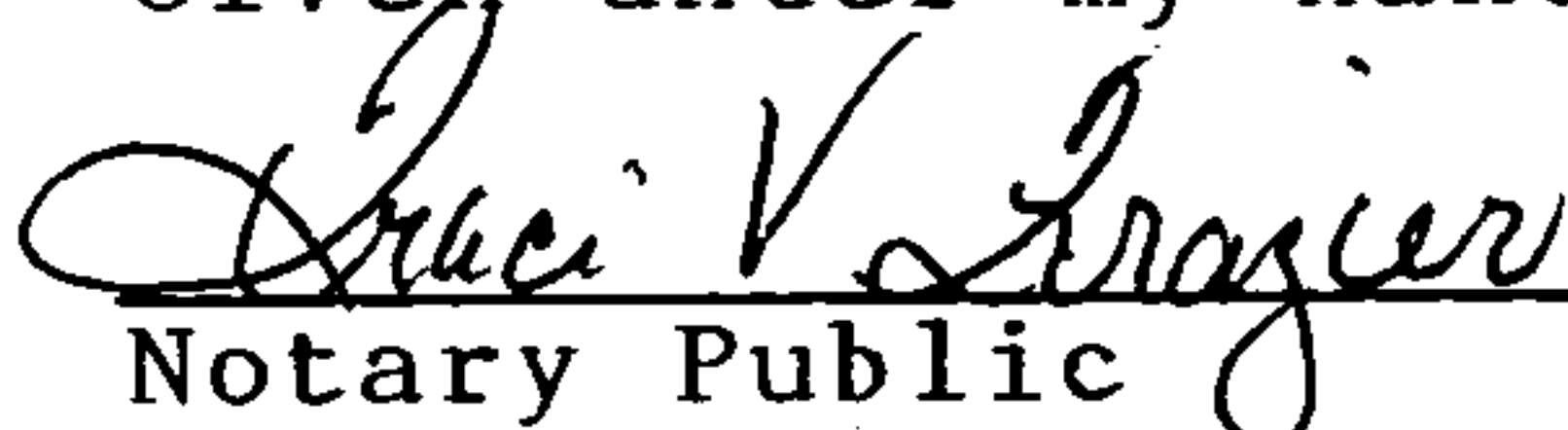

Jose B. Gonzalez, Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Jose B. Gonzalez, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25th day of July, 2012.


Notary Public
SEAL:

10/20/14
My commission expires


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Shelby County, AL 07/25/2012
State of Alabama
Deed Tax: \$47.50