

Send tax notice to:

**JOHN THOMAS FAIRBURN and CHERIE B. FAIRBURN**  
**174 NARROWS CREEK DRIVE**  
**BIRMINGHAM, AL 35242**

20120906000337520 1/2 \$69.00  
Shelby Cnty Judge of Probate, AL  
09/06/2012 02:44:54 PM FILED/CERT

**WARRANTY DEED**  
**JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**  
Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **Two Hundred Fifteen Thousand and 00/100 (\$215,000.00)** and other valuable considerations to the undersigned GRANTOR (S), **RAFAEL PEREZ and SUSAN D. CASH PEREZ, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **JOHN THOMAS FAIRBURN and CHERIE B. FAIRBURN**, hereinafter referred to as GRANTEE(S), for and during their joint lives 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 County of Shelby State of Alabama, to-wit:

**LOT 17, ACCORDING TO THE AMENDED MAP OF NARROWS CREEK, AS RECORDED IN MAP BOOK 27, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AS INSTRUMENT 2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").**

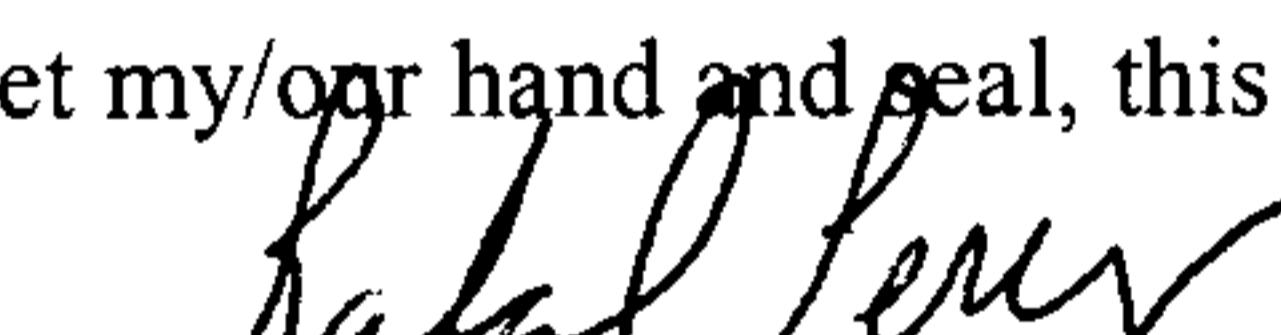
**\$161,250.00 AND \$32,250.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

**SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.**

**TO HAVE AND TO HOLD**, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

**IN WITNESS WHEREOF**, I/we have hereunto set my/our hand and seal, this 28th day of August, 2012.

  
RAFAEL PEREZ  
SUSAN D. CASH PEREZ

SUSAN D. CASH PEREZ

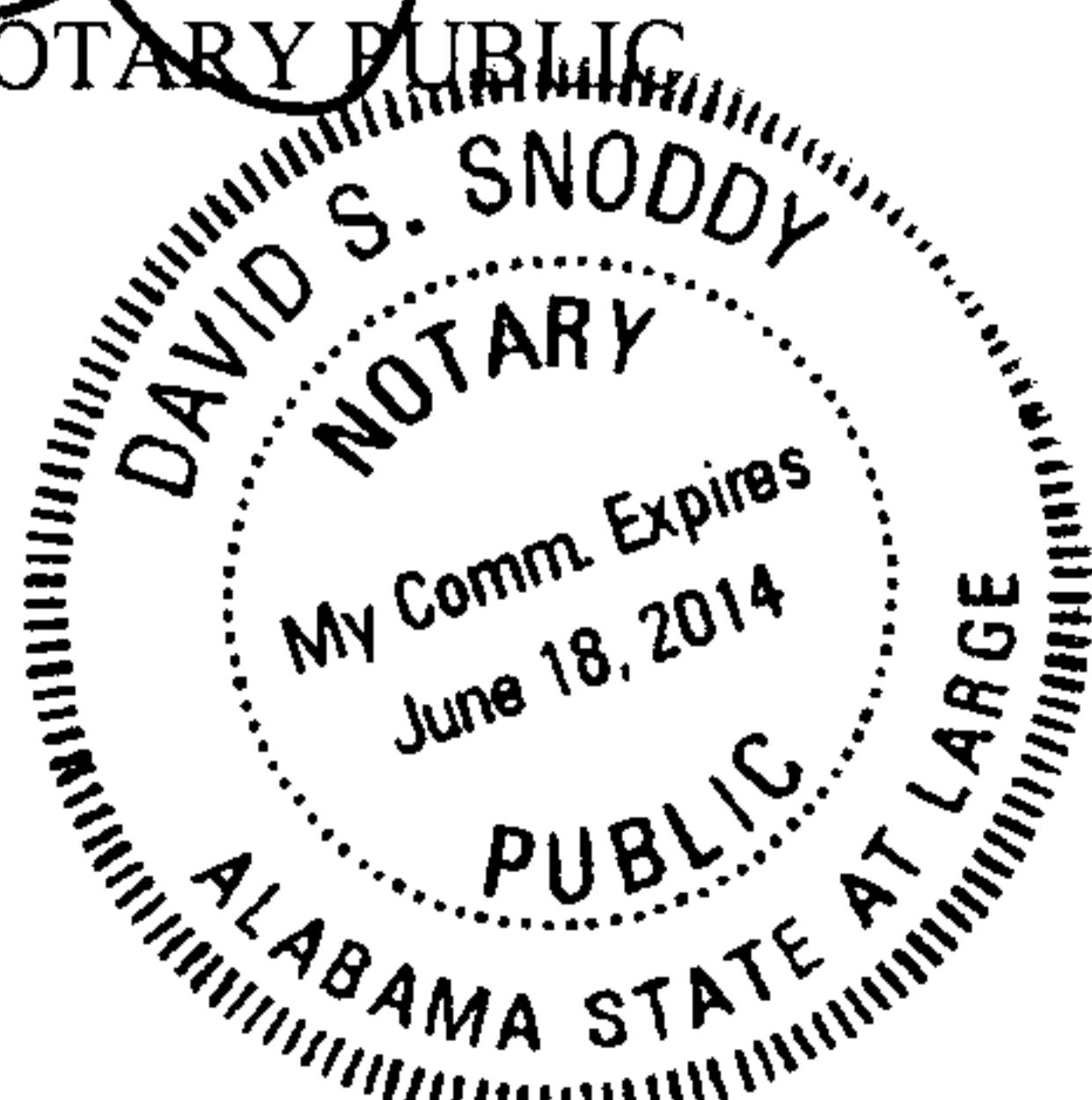
Shelby County, AL 09/06/2012  
State of Alabama  
Deed Tax: \$54.00

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said State and County, hereby certify that RAFAEL PEREZ and SUSAN D. CASH PEREZ is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2012

NOTARY PUBLIC



MY COMMISSION EXPIRES:

THIS INTRUMENT PREPARED BY:  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243

