Shelby Cnty Judge of Probate, AL 02/05/2013 12:45:32 PM FILED/CERT

This instrument was prepared by: The Law Office of Jack R. Thompson, Jr., LLC 3500 Colonnade Parkway, Suite 350 Birmingham, AL 35243 Phone (205) 443-9027

Send Tax Notice To: Wilmary Rios Caraballo 2012 Kensington Court Calera, AL 35040

## WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA	)		
	)	KNOW ALL MEN BY THESE PRESE	NTS
SHELBY COUNTY	)		
parties hereto, to the undersign	ned grantor	amount of which can be verified in the Sa (whether one or more), in hand paid by the	ne grantee herein, the receipt
	_	C. Jones, by Josie M. Jones as attorney	
filed in Instrument # <u>20130</u> 2	<u>.050000 50</u>	in the Probate Office of Shelb مع المعامة عندي المعامة عندي المعامة عندي المعامة عندي المعامة عندي المعامة عندي	y County, Alabama, and Josie
M. Jones, husband and wife,	whose mailir	ng address is	
1108 County Boad	454 (	Janton, AL 35046	(herein referred to
as grantor whether one or m	ore) grant b	pargain, sell and convey unto Wilmary Ric	s Caraballo, whose mailing

## SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

address is 2012 Kensignton Court, Calera, AL 35040 (herein referred to grantee, whether one or more), as joint

tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the

Subject to ad valorem taxes for the current year and subsequent years. Subject to restrictions, reservations, conditions, and easements of record. Subject to any minerals or mineral rights leased, granted or retained by prior owners.

address of which is 2012 Kensington Court, Calera, AL 35040; to-wit:

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

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.

Note; \$135,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 29th day of January, 2013.

Jerome C. Jones, by Josie M. Jones his attorney

in fact

State of Alabama Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jerome C. Jones, by Josie M. Jones as attorney in fact, and Josie M. Jones, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28th day of January, 2013.

Notary Public

Commission Expires:

MY ME PUB.

STATE OF ALABAN

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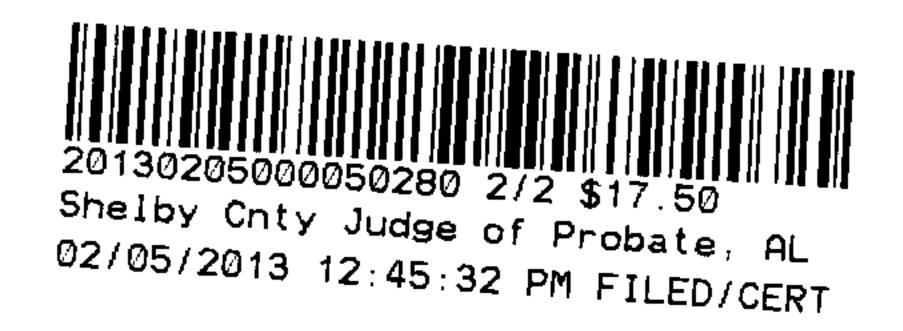
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My Comm. Expires

Shelby County, AL 02/05/2013 State of Alabama Deed Tax: \$2.50

S12-3175





## EXHIBIT "A" Legal Description

Lot 4, according to the Survey of Kensington Place Phase 1, Sector 1, as recorded in Map Book 37, Page 147, in the Probate Office of Shelby County, Alabama.

Together with the right of ingress and egress granted in that certain Grant of Temporary Access Easement recorded in Instrument No. 20061227000626720.