

This instrument was prepared by:
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Send Tax Notice To:
Wilmary Rios Caraballo
2012 Kensington Court
Calera, AL 35040

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$138,000.00, the amount of which can be verified in the Sale Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Jerome C. Jones, by Josie M. Jones as attorney in fact by power of attorney filed in Instrument # 20130205000050280 in the Probate Office of Shelby County, Alabama, and Josie M. Jones, husband and wife, whose mailing address is 1168 County Road 454 Clanton, AL 35041 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Wilmary Rios Caraballo, whose mailing address is 2012 Kensington 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 address of which is 2012 Kensington Court, Calera, AL 35040; to-wit:

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

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.

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

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.

Dana Wright McGowin
Notary Public
Commission Expires: 3/5/13

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



EXHIBIT "A"
Legal Description


20130205000050280 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
02/05/2013 12:45:32 PM FILED/CERT

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.