

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:

1408 Stoneybrook Rd.  
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO  
SURVIVOR

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



20130220000071520 1/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
02/20/2013 10:51:20 AM FILED/CERT

That in consideration of \$5,400.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, SouthFirst Mortgage, a/an Financial banking corporation, a Corporation, whose mailing address is 126 N. Norton Ave., Sylacauga, AL 35150 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Carlos Barragan and Liliana Bolanos, whose mailing address is 1408 Stoneybrook Rd., Pelham, AL 35124 (herein referred to as GRANTEEES) 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 Shelby County, Alabama, the address of which is 1009 Lakeview Lane, 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, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Note: \$ 0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF the said GRANTOR, by its Sr. Vice President, Anna L. Tyler, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of February, 2013.

SouthFirst Mortgage

BY: Anna L. Tyler  
Anna L. Tyler  
Sr. Vice President

State of Alabama  
Talladega County

I, the undersigned, a notary for said County and in said State, hereby certify that Anna L. Tyler, whose name as Sr. Vice President of SouthFirst Mortgage, a Corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my official hand and seal this the 13th day of February, 2013.

Shelby County, AL 02/20/2013  
State of Alabama  
Deed Tax: \$5.50

Kimberly D. Jones  
Notary

My Commission Expires: Kimberly D. Jones  
My Commission Expires  
June 30, 2014

S13-0334

EXHIBIT "A"  
Legal Description

Lot 115, according to the survey of Long Branch Estates, Phase 1, as recorded in Map Book 34, Page 66, in the Probate Office of Shelby County, Alabama.

