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:
Daniel Jimenez
Saray Jeimenez

Saray Jeimenez

Pelham, HL. 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship
20140512000141290 05/12/2014 08:13:55 AM DEEDS 1/2
STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)
That in consideration of \$71,500.00, the amount of which can be verified in the Sales 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 John E. Watkins a Mer Receipt man, This does not constitute the homestead property of the Grantor or his spouse if applicable. Whose mailing address is whether one or more), grant, bargain, sell and convey unto Daniel Jimenez and Saray Jimenez, whose mailing address is Shone haven Dr. Homm H. 35124 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real esta situated in Shelby County, Alabama, the address of which is 10631 and 10617 Highway 119 S, Alabaster, AL 35007; 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, 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; \$O of this purchase price is being paid by the proceeds of a first mortgage loan executed a recorded simultaneously herewith.
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 29th and of April, 2014. John E. Walkins
State of Alabama Jefferson County
I, The Undersigned, a notary for said County and in said State, hereby certify that John E. Watkins, 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, HE executed the same voluntarily on the day the same bears date.
Given under my official hand and seal this the 29th day of April, 2014.
Notary Public Commission Expires: 10 2016

20140512000141290 05/12/2014 08:13:55 AM DEEDS 2/2

EXHIBIT "A" Legal Description

PARCEL I:

Lot No. 110, as shown on a map entitled "Property Line Map, Siluria Mills, prepared by Joseph A. Miller, Reg. Civil Engineer, on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the Northerly right-of-way line of 2nd Avenue and the Westerly right-of-way line of Montevallo Road, (Ala. Highway 119), said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said right-of-way line of Montevallo Road for 256.00 feet to the point of beginning; thence 89 degrees, 17 minutes left and run Northwesterly for 132.75 feet to a point on the Easterly right-of-way line of Fallon Avenue; thence 88 degrees, 50 minutes right and run Northeasterly along said right-of-way line of Fallon Avenue for 81.85 feet; thence 91 degrees, 25 minutes, 41 seconds right and run Southeasterly for 133.40 feet to a point on the Westerly right-of-way line of Montevallo Road; thence 89 degrees, 01 minutes, 19 seconds right and run Southwesterly along said right-of-way of Montevallo Road for 81.24 feet to the point of beginning.

PARCEL II:

Lot No. 111, as shown on a map entitled "Property Line Map, Siluria Mills, prepared by Joseph A. Miller, Reg. Civil Engineer, on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the Northerly right-of-way line of 2nd Avenue and the Easterly right-of-way line of Fallon Avenue, said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said right-of-way line of Fallon Avenue for 339.63 feet; thence 91 degrees, 25 minutes, 41 seconds right and run Southeasterly for 133.40 feet to a point on the Westerly right-of-way line of Montevallo Road (Ala. Highway 119); thence 90 degrees, 58 minutes, 41 seconds left and run Northeasterly along said right-of-way line of Montevallo Road for 80.00 feet to the Southerly right-of-way line of 1s! Avenue; thence 89 degrees, 17 minutes left and run Northwesterly along said right-of-way line of 1st Avenue for 54.07 feet to the beginning of a curve to the left, said curve having a radius of 78.39 feet; thence Southwesterly along the arc of said curve for 124.74 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/12/2014 08:13:55 AM
\$88.50 CHERRY

20140512000141290