

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA                    )**  
**)**  
**SHELBY COUNTY                     )**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of Ninety Nine Thousand and 00/100 Dollars (\$99,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Michael B. Carey and Marina Carey, Husband and Wife**, herein referred to as grantor do grant, bargain, sell and convey unto **Guillermo Gonzalez Ayala and Blanca Navarrete Escobar**, herein referred to as Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainders and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

**A parcel of land situated in the SW 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:**

**Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 2 West; thence run North 89 degrees 53 minutes 20 seconds East along the North line of said 1/4-1/4 for 649.80 feet; thence run South 2 degrees 20 minutes 10 seconds for 1446.24 feet to the Point of Beginning of the Parcel No. 1 herein described: thence run South 02 degrees 20 minutes 21 seconds East measure (South 02 degrees 20 minutes 10 seconds East map) for 69.45 feet map and measure; thence run South 60 degrees 42 minutes 48 seconds West measure (South 64 degrees 06 minutes 53 seconds West map) for 345.82 feet map and measure, said point begin an existing 5/8 inch rebar on the East right of way line of Cherokee Trail; thence run North 02 degrees 57 minutes 01 second West map and measure for 238.64 feet measure (238.56 map) along said right of way line to an existing 1/2 inch rebar; thence run North 89 degrees 57 minutes 29 seconds East measure (north 89 degrees 57 minutes 12 seconds East map) for 311.06 feet measure (306.85 map) to the Point of Beginning.**

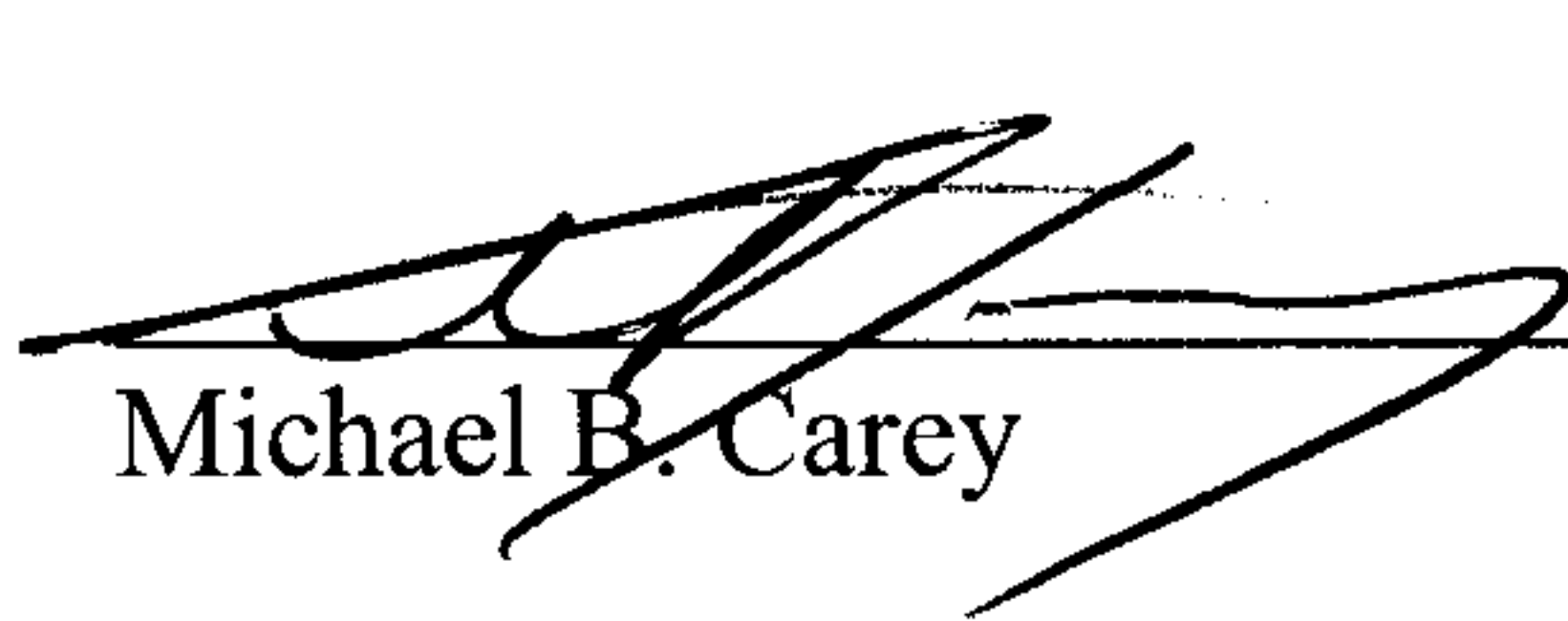
**Subject to all easements, restrictions, rights-of-way and covenants of record.**

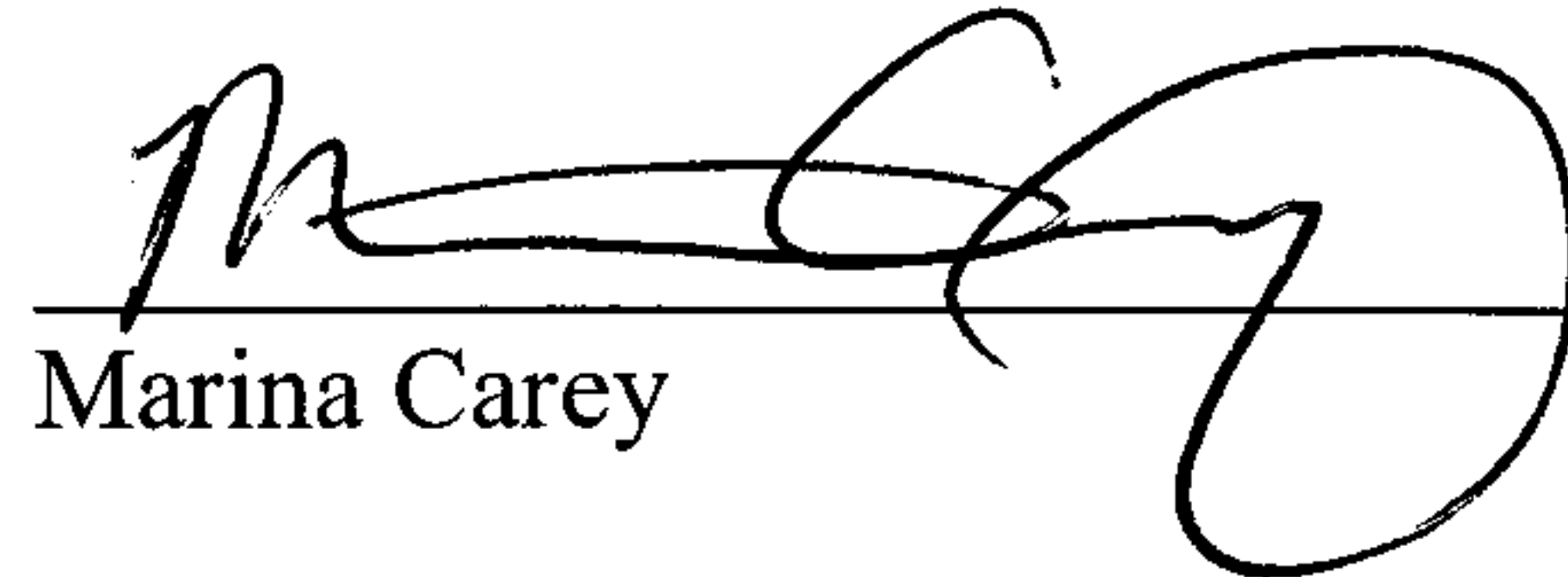
**A purchase money mortgage in the amount of \$74,250.00 is being simultaneously recorded herewith.**

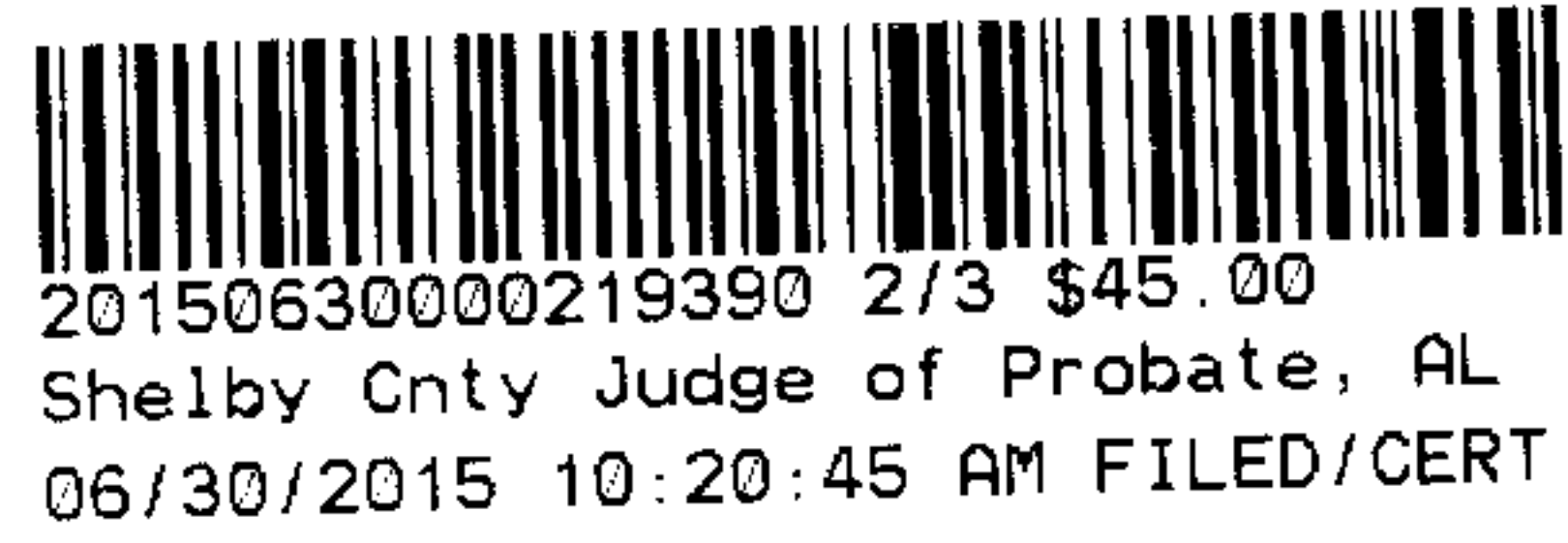
TO HAVE AND TO HOLD Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event on grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I(we) so 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.

IN WITNESS WHEREOF, we have hereto set our signatures and seals, this the 23<sup>rd</sup> day of June, 2015.

 (Seal)  
Michael B. Carey

 (Seal)  
Marina Carey



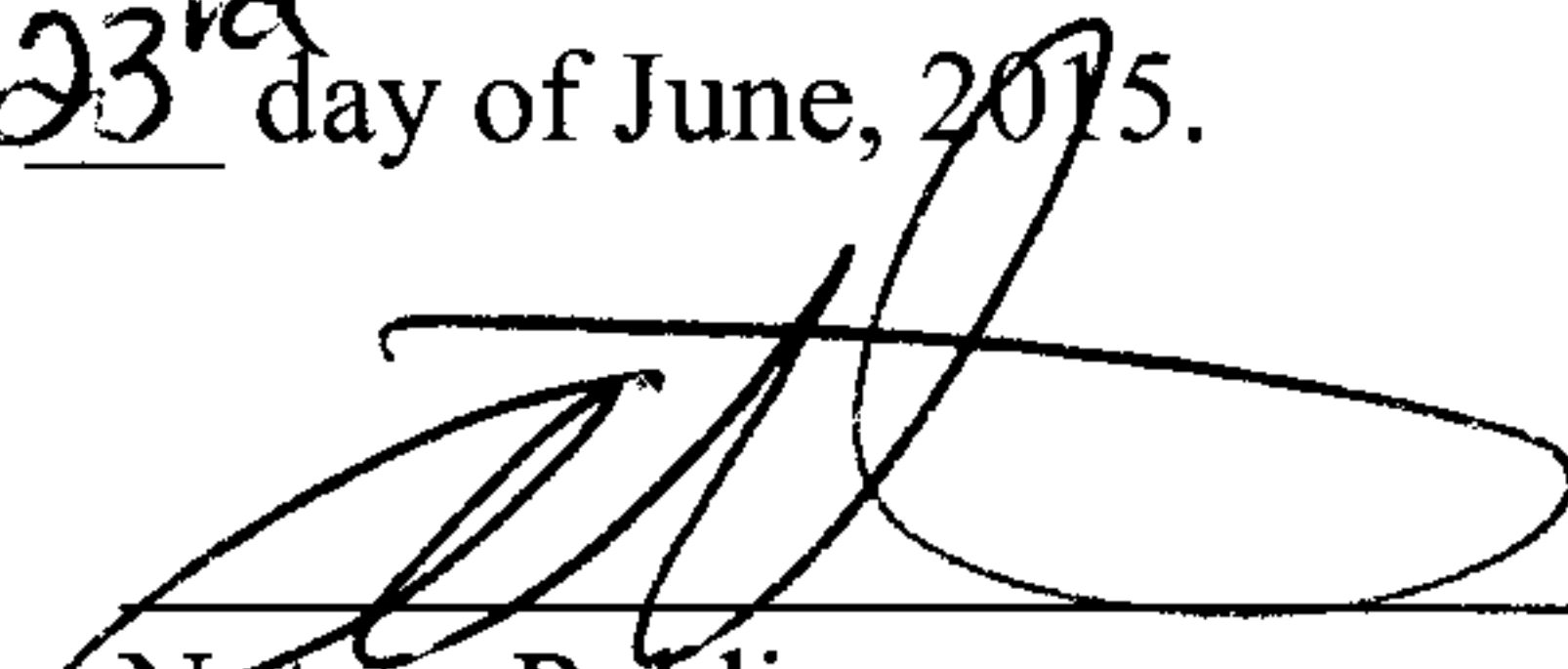
STATE OF ALABAMA )

SHELBY COUNTY )

I, G. Alan Smith, a Notary Public in and for said County, in said State, hereby certify that Michael B. Carey and Marina Carey whose names are signed to the foregoing conveyance, and which is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of June, 2015.



  
Notary Public  
My Commission Expires: 7/19/2016



# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Michael B. Carey & Marina Carey  
Mailing Address P.O. Box 1292  
Pelham, AL 35124

Grantee's Name Guillermo Gonzalez Ayala &  
Mailing Address Blanca Navarrete Escobar  
40 Green Park South  
Pelham, AL 35124

Property Address 94 Cherokee Trail  
Pelham, AL 35124

Date of Sale June 23, 2015

Total Purchase Price \$ 99,000.00

or

Actual Value \$ \_\_\_\_\_


or

Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other \_\_\_\_\_

  
20150630000219390 3/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
06/30/2015 10:20:45 AM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Print Michael Carey Marina Carey

Unattested \_\_\_\_\_

Sign [Signature] [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**