

18,000

## WARRANTY DEED--JOINT TENANCY

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notice to:


Robert Reyes Garcia and  
Laura Ivonne Grado-Lopez  
7A Chatham Court  
Pelham, AL 35124

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of eighteen thousand dollars, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Robert D Slaughter, a married man, of, 396 Hwy 301, Calera, AL 35040+5449, do grant, bargain, sell, and convey unto Roberto Reyes Garcia and wife Laura Ivonne Grado-Lopez, of 7A Chatham Court, Pelham, AL 35124 (herein referred to as grantees) 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, to-wit:

Commence at the SE corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of §7, Twp 24N, R13E; thence run N along the E line of said  $\frac{1}{4}$ § 325.51 feet to the Point of Beginning; Thence continue along last described course 318.39 feet; thence turn 133°32'57" left and run 36.6 feet; thence turn 5°07'20" right and run 96.45 feet; thence turn 21°45'01" right and run 106.31 feet; thence turn 17°07'26" left and run 51.98 feet; thence turn 6°30'05" left and run 37.58 feet; thence turn 16°1'05" left and run 79.08 feet; thence turn 15°28'53" left and run 53.37 feet; thence turn 11°07'13" left and run 38.27 feet; thence turn 96°44'04" left and run 333.82 feet to the point of beginning.

Shelby County, AL 08/31/2015  
State of Alabama  
Deed Tax: \$18.00

  
20150831000301170 1/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
08/31/2015 08:27:18 AM FILED/CERT

Conveyed herewith is an easement appurtenant described as follows:

From the SW corner of the real estate hereinabove described, as the point of beginning, run W, in conjunction with the S line of the above described property 30 feet; thence turn left and run SW along the property line of grantor to a point 30 feet N of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of §7, Twp 24N, R13E (a portion of said easement way is designated by an existing gravel road ); thence turn right and run W upon a line which is 30 feet N of said  $\frac{1}{4}$  $\frac{1}{4}$ § line to a point which lies 30 feet W of the calculated corner of property owned by the Grantor, pursuant to a survey of J S Pilkington & associates, dated 11 November 1993; thence turn S to the N right of way of County Road 89, all being located in Shelby County, Alabama. This purpose of this easement is for ingress and egress to the grantees and also for the purpose of running utilities for the benefit of grantees to service said property.

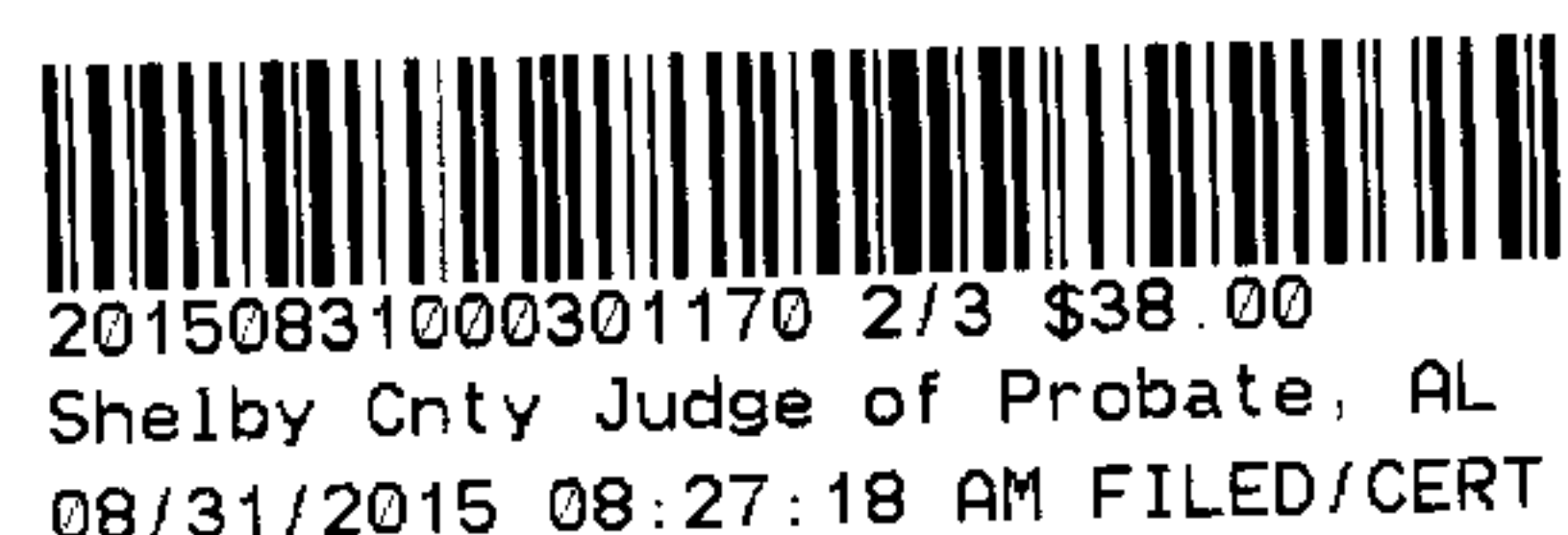
Assigned ad valorem tax identification number 35 3 07 0 001 012.012.

Source of title: A warranty deed from Walter Lee Stephens to grantor herein executed 12 October 1998 and recorded 16 October 1998 at Instrument number 1998:40601 in the Shelby County Alabama Probate records. It is the intent of this instrument to convey the property in that instrument, whether or not correctly described above.

The conveyed property forms no part of nor adjoins the homestead of any grantor herein. Each grantor possesses other property which does serve as homestead.

The conveyed property was appraised at \$16,460 and its improvements at \$16,520 for a total of \$32,980 by the Shelby County Revenue Commissioner as of August 2015. This is an arm's length sale for the price indicated above.

To have and to hold to the said grantees for and during their joint lives and upon the death of any 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.





I do for myself and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 set my hand and seal, this 29 August 2015.

Witness:

Steve Sears

Robert D Slaughter (Seal)  
Robert D Slaughter


I, the undersigned notary public for the State of Alabama at Large, hereby certify that **ROBERT D SLAUGHTER**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 August 2015.

Steve Sears  
Notary public

My commission expires 15 March 2018

57 Rockbay Ln.  
Montevallo AL 35115

  
20150831000301170 3/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
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