

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 & Saray Jimenez
186 Stonehaven Dr.
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

20150914000321170 09/14/2015 02:39:11 PM DEEDS 1/2

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

That in consideration of \$110,000.00, 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 Peggy B. Harrison, a married person. This does not constitute the homestead property of the Grantor or her spouse, whose mailing address is 815 Honeysuckle Lane Alabaster, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Daniel Jimenez and Saray Jimenez, whose mailing address is 186 Stonehaven Dr. Pelham, AL 35124 (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 8480 Highway 119, 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, 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: \$ D 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 11th day of September, 2015.

Peggy B. Harrison
Peggy B. Harrison

State of Alabama
Jefferson County

I, The undersigned, a notary for said County and in said State, hereby certify that Peggy B. Harrison, 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 11th day of September, 2015.

[Signature]
Notary Public
Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

A part of the Southwest Quarter of the Southwest Quarter of Section 14, in Township 21, of Range 3 West in Shelby County, Alabama, described as follows: Begin at the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 14 in Township 21 of Range 3 West and run thence South along the East boundary line of said Southwest Quarter of the Southwest Quarter of Section 14 in Township 21 of Range 3 West 106 feet; run thence West and parallel with the North boundary line of said Southwest Quarter of the Southwest Quarter 516 feet to the Montevallo Road; run thence in a Northwesterly direction along the east side of said road to the North boundary line of said Southwest Quarter of Southwest Quarter; run thence East along said North boundary line 585 feet, more or less, to the point of beginning of the land herein conveyed and being two acres more or less, and also being a portion of the Estate of J. H. Cost, deceased.

LESS AND EXCEPT

A tract of land situated in the SW 1/4 of the SW 1/4, Section 14, Township 21 South, Range 3 West, being more particularly described as follows: Commence at the NE corner of said 1/4-1/4 Section and run Westerly along said 1/4-1/4 line 481.06 feet to the Point of Beginning; thence continue along last described course 80° 0' to the East right-of-way of State Highway 119; thence left 105° 21' 16" and run 24.75 feet along said right-of-way; thence left 92° 38' 44" and run 77.26 feet to the Point of Beginning.

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/14/2015 02:39:11 PM
\$127.00 CHERRY
20150914000321170

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name and title of the County Clerk.