

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of One Hundred Forty Three Thousand Five Hundred Dollars (\$143,500.00) and other good and valuable consideration, to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged We, **OPM Investments, LLC**, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jose Juan Hernandez & Ana Soledad Garcia** (herein referred to as GRANTEES) for and during their joint lives, and upon 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:

Lot 9 and Southerly 30 feet of Lot 10, in Block 5, according to the Survey of Oak Mountain Estates, Third Sector, as recorded in Map Book 5, Page 83, in the Office of the Judge of Probate, Shelby County, Alabama.

For ad valorem tax purposes only, the address for the above described property is 532 Overhill Drive, Pelham, AL 35124.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEES 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 to such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that we have a right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hands and seal this the 22nd day of March, 2016.


OPM Investments, LLC

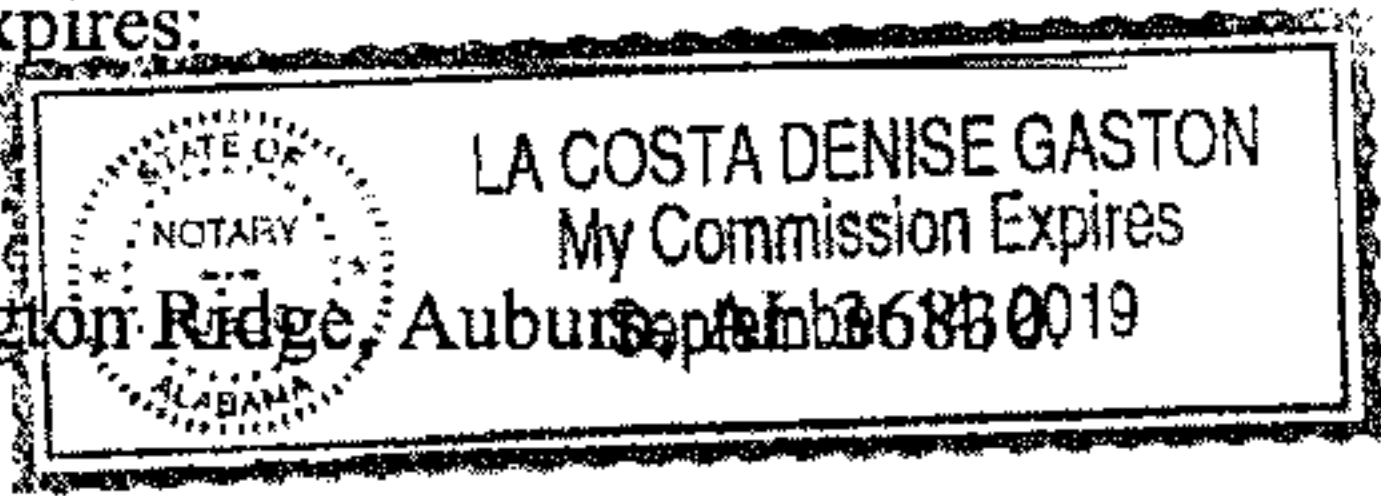

Donald C. Stover, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Donald C. Stover, Member of OPM Investment, LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of March, 2016.


NOTARY PUBLIC
My Commission Expires:



THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36801

AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	OPM Investments, LLC.	Grantee's Name	Jose Juan Hernandez
Mailing Address	118 E. Moulton St. SE	Mailing Address	Ana Soledad Garcia
	Decatur, AL 35601		532 Overhill Drive
			Pelham, AL 35124
Property Address	532 Overhill Drive	Date of Sale	03/22/2016
	Pelham, AL 35124	Total Purchase Price	\$ 143,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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.

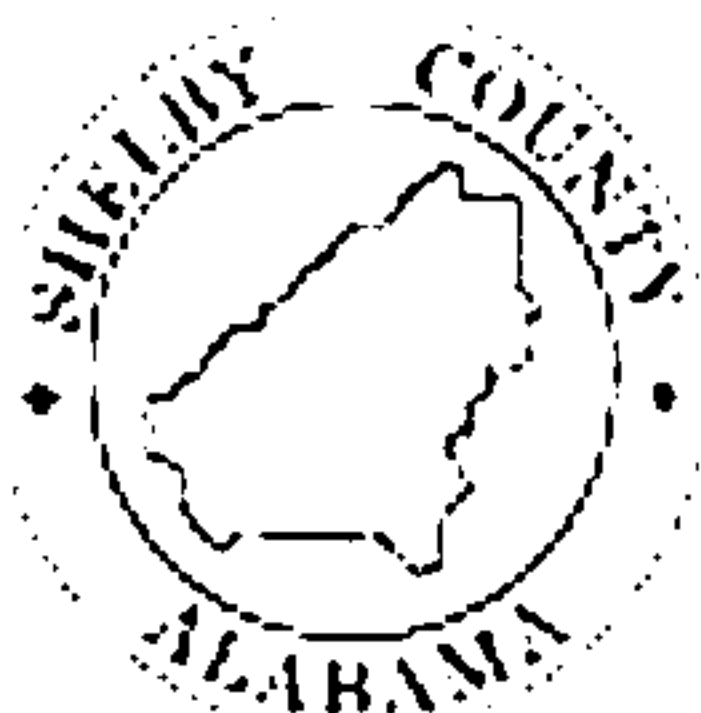
Date of Sale - the date on which interest to the property was conveyed.

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 03/22/2016Print La Costa GastonSign (Signature)
(Grantor/Grantee/Owner/Agent) circle one**Form RT-1**

Filed and Recorded
 Official Public Records
 (verified by)
 Judge James W. Paulmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/24/2016 02:20:56 PM
 \$24.50 DEBBIE
 20160324000094970

A handwritten signature in dark ink, appearing to read "La Costa Gaston", is written over the signature line.