



20160607000195850 1/2 \$177.50
Shelby Cnty Judge of Probate, AL
06/07/2016 11:16:41 AM FILED/CERT

This instrument was prepared by:
Harry W. Gamble, III, Attorney at Law
429 Green Spring Hwy
Suite 161-364
Birmingham, Alabama 35209

Documentary Evidence:
Assessor's Market Value:
\$160,400.00

Grantor's Name & Mailing Address:
Royce Head
1837 Indian Hills Rd
Pelham, AL 35124

Grantee's Name & Mailing Address:
Royce Head and Verenice Aidee Castilleja
1837 Indian Hills Rd
Pelham, AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

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

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **ROYCE HEAD, AN UNMARRIED PERSON** (herein referred to as grantor), grant, bargain, sell and convey unto **ROYCE HEAD AND VERENICE AIDEE CASTILLEJA** (herein referred to as grantees), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 5-A, according to the Resurvey of Lots 5, 15, 16, 17, 27, 2, 31 and 32 of Indian Hills, First Sector, as recorded in Map Book 5, Page 104, in the Probate Office of Shelby County, Alabama.

Property Address: 1837 Indian Hills Rd, Pelham, AL 35124

Subject to:

(1) Taxes or assessments for the year 2016 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor
(3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: restrictions appearing of record in Deed Book 234, page 304, but deleting any restrictions based on race, color, creed, or national origin; transmission line permit to Alabama Power Company as recorded in Deed Book 228, page 165; title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages related thereto, as recorded in Deed Book 127, page 140, and any damages relating to the exercise of such rights or the extraction of such minerals; Agreement in regard to water rights as recorded in Deed Book 229, pages 109 through 115; and Mortgage and Security Agreement executed on February 1, 2016 and



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recorded on February 3, 2016 as Instrument No. 20160203000035460, by
Royce Head, as Mortgagor, to Newins Properties, LLC, as Mortagee.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to 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 created is severed or terminated during the joint lives of the grantees herein) in the event one 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.

3rd In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this
day of June, 2016.

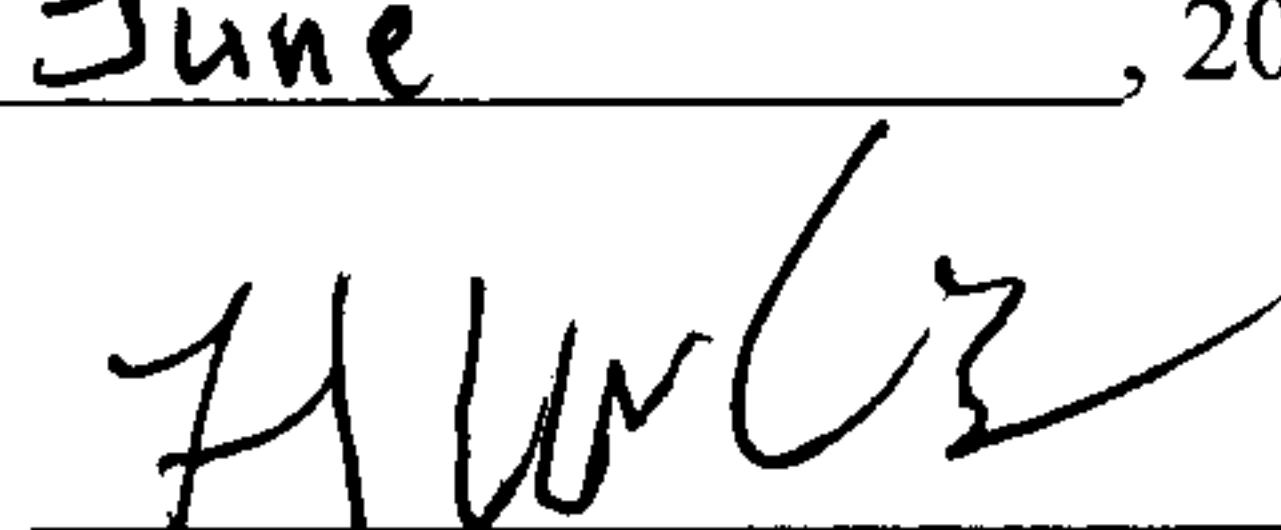

ROYCE HEAD

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that ROYCE HEAD, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 2016.

(SEAL)


Notary Public
My commission expires: 9/17/16