

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Daniel Jimenez and
Saray Jimenez
186 Stonehaven Drive
Pelham, AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

20160609000200450
06/09/2016 03:24:49 PM
DEEDS 1/3

Know All Men by These Presents: That in consideration of **One Hundred Five Thousand and no/100 Dollars (\$105,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **CONNIE STANDIFER also known as CONNIE M. STANDIFER, an unmarried woman** (herein referred to as Grantor), grant, bargain, sell and convey unto **DANIEL JIMENEZ and SARAY JIMENEZ** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.


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.

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 all 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, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 27th day of May, 2016.


CONNIE STANDIFER, also known as CONNIE M. STANDIFER
By her Attorney in Fact, **FRAN S. MASSEY**

**STATE OF ALABAMA
COUNTY OF SHELBY**


I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **FRAN S. MASSEY**, whose name as Attorney in Fact for **CONNIE STANDIFER, also known as CONNIE M. STANDIFER**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May, 2016.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017


Notary Public
My Commission Expires: 02/22/2017

LOT 98, AS SHOWN ON A MAP ENTITLED "PROPERTY LINE MAP, SILURIA MILLS" PREPARED BY JOSEPH A. MILLER, REG. CIVIL ENGINEER ON OCTOBER 05, 1965 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF FALLON AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE, SAID RIGHT OF WAY LINES AS SHOWN IN THE MAP OF THE DEDICATION OF THE STREET AND EASEMENTS, TOWN OF SILURIA, ALABAMA; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE OF FALLON AVENUE FOR 55.78 FEET; THENCE 91 DEGREES 10 MINUTES RIGHT AND RUN SOUTHEASTERLY FOR 131.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MONTEVALLO ROAD FOR 54.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE; THENCE 89 DEGREES 58 MINUTES RIGHT AND RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE OF 2ND AVENUE FOR 130.71 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LOT 99, AS SHOWN ON A MAP ENTITLED "PROPERTY LINE MAP, SILURIA MILLS" PREPARED BY JOSEPH A. MILLER, REG. CIVIL ENGINEER ON OCTOBER 05, 1965 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE AND THE EASTERLY RIGHT OF WAY LINE OF FALLON AVENUE, SAID RIGHT OF WAY LINES AS SHOWN ON MAP OF DEDICATION STREETS AND EASEMENTS, TOWN OF SILURIA, ALABAMA; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE OF FALLON AVENUE FOR 55.78 FEET TO THE POINT OF BEGINNING; THENCE 91 DEGREES 10 MINUTES RIGHT AND RUN SOUTHEASTERLY FOR 131.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MONTEVALLO ROAD (ALA. HIGHWAY 119; THENCE 90 DEGREES 43 MINUTES LEFT AND RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE OF MONTEVALLO ROAD FOR 62.00 FEET; THENCE 89 DEGREES 17 MINUTES LEFT AND RUN NORTHWESTERLY FOR 131.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FALLON AVENUE FOR 62.00 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LOT 100, OF "PROPERTY LINE MAP, SILURIA MILLS" AS RECORDED IN MAP BOOK 5, PAGE 10, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AND FURTHER DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS; COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF OLD SECOND AVENUE AND THE EASTERLY LINE OF FALLON AVENUE IN THE CITY OF ALABASTER, ALABAMA IN THE OLD SILURIA AREA AND RUN THENCE NORTH 07 DEGREES 21 MINUTES 53 SECONDS EAST ALONG THE SAID EAST LINE OF SAID FALLON AVENUE A DISTANCE OF 117.78 FEET TO A REBAR CORNER AND THE POINT OF BEGINNING OF THE LOT BEING DESCRIBED; THENCE CONTINUE LAST DESCRIBED COURSE A DISTANCE OF 61.97 FEET TO A FOUND CRIMPED PIPE CORNER; THENCE RUN SOUTH 81 DEGREES 28 MINUTES 06 SECONDS EAST A DISTANCE OF 132.13 FEET TO A CORNER ON THE WEST MARGIN OF ALABAMA HIGHWAY NO. 119; THENCE RUN SOUTH 07 DEGREES 49 MINUTES 04 SECONDS WEST ALONG SAID MARGIN OF SAID HIGHWAY NO. 119 A DISTANCE OF 61.96 TO A FOUND CRIMPED PIPE CORNER; THENCE RUN NORTH 81 DEGREES 28 MINUTES 07 SECONDS WEST A DISTANCE OF 131.64 FEET TO THE POINT OF BEGINNING.

PARCEL NUMBER: 23-1-02-3-001-025.000

PARCEL NUMBER: 23-1-02-3-001-024.000

PARCEL NUMBER: 23-1-02-3-001-023.000

Real Estate Sales Validation Form

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

Grantor's Name Connie Standifer
Mailing Address _____

Grantee's Name Daniel Jimenez
Mailing Address Saray Jimenez
186 Stonehaven Dr
Pelham, Al 35124

Property Address 3 Lots off HWY 119
Alabaster, AL 35007

Date of Sale 05/27/2016
Total Purchase Price \$ 105,000.00

Or

Actual Value \$ _____

Or

Assessor's Market Value \$ _____

20160609000200450 06/09/2016 03:24:49 PM DEEDS 3/3

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 ☐ Appraisal
☒ Sales Contract ☐ Other _____
☒ 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).

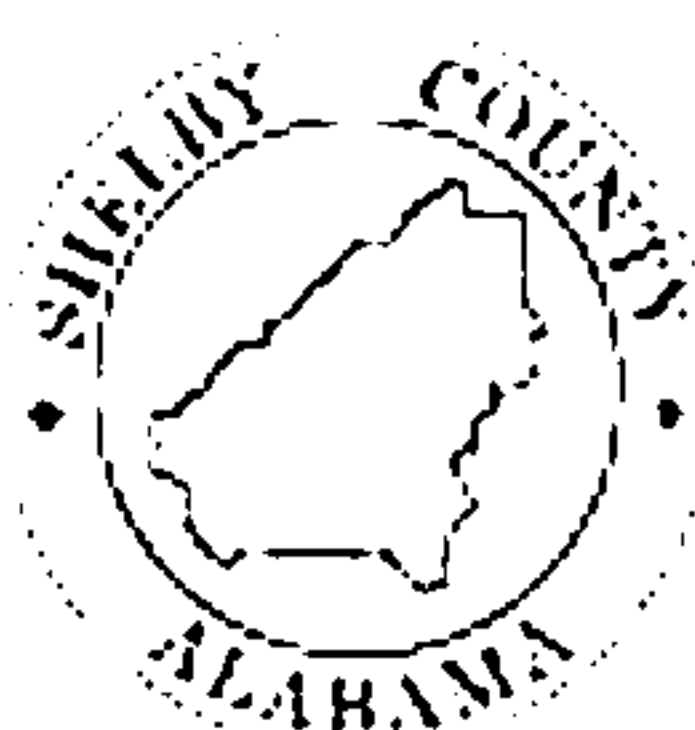
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print B. CHRISTOPHER BATTLES

Unattested _____
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/09/2016 03:24:49 PM
\$125.00 CHERRY
20160609000200450



Form RT-1