

This instrument was prepared by:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2016-04-5073
Documentary Evidence: Sales Contract



20160610000202210 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
06/10/2016 02:20:58 PM FILED/CERT

Send tax notice to:
Jose Luis Chavez Barajas and
Esthela Chavez
1313 Allen Drive
Alabaster, Alabama 35007
(Grantees' Mailing Address and
Property Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty-Five Thousand Nine Hundred and 00/100 Dollars (\$65,900.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, we, **Kenneth C. Hill, Jr. and spouse, Linda S. Hill**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Jose Luis Chavez Barajas and Esthela Chavez**, (hereinafter referred to as "Grantees") as **joint tenants with right of survivorship**, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Commence at the Northwest corner of the South 1/2 of the Southwest 1/4 of the Southeast 1/4, Section 25, Township 20, Range 3 West, and run thence Southerly along the West boundary of said 1/4-1/4 Section, 136 feet for the point of beginning of the lot herein described and conveyed; thence Easterly and parallel with the South boundary of said 1/4-1/4 Section 138 feet to the West boundary of a 24 foot wide street or road; thence Southerly along the West boundary of said road and parallel with the West boundary of said 1/4-1/4 Section 136 feet; thence turn an angle of 90 degrees to the right and run Westerly and parallel with the North boundary of said 1/4- 1/4 Section 138 feet to the West boundary of said 1/4-1/4 Section; thence Northerly along the West boundary of said 1/4-1/4 Section 136 feet to the point of beginning; being situated in Shelby County, Alabama.

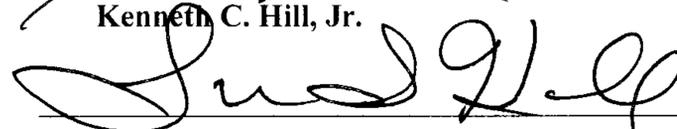
\$63,923.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens, and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto 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.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal, this 7th day of June, 2016.


Kenneth C. Hill, Jr. (Seal)

Linda S. Hill (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Kenneth C. Hill, Jr. and spouse, Linda S. Hill**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June, 2016.

Grantor's mailing address:

1057 Clay Pt Road
Montevallo, AL 35115


Notary Public: Rodney S. Parker
My Commission Expires: 12/09/2019