

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Omar Edwing Alaniz Ibarra  
170 Reese Drive  
Alabaster, Alabama 35007

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

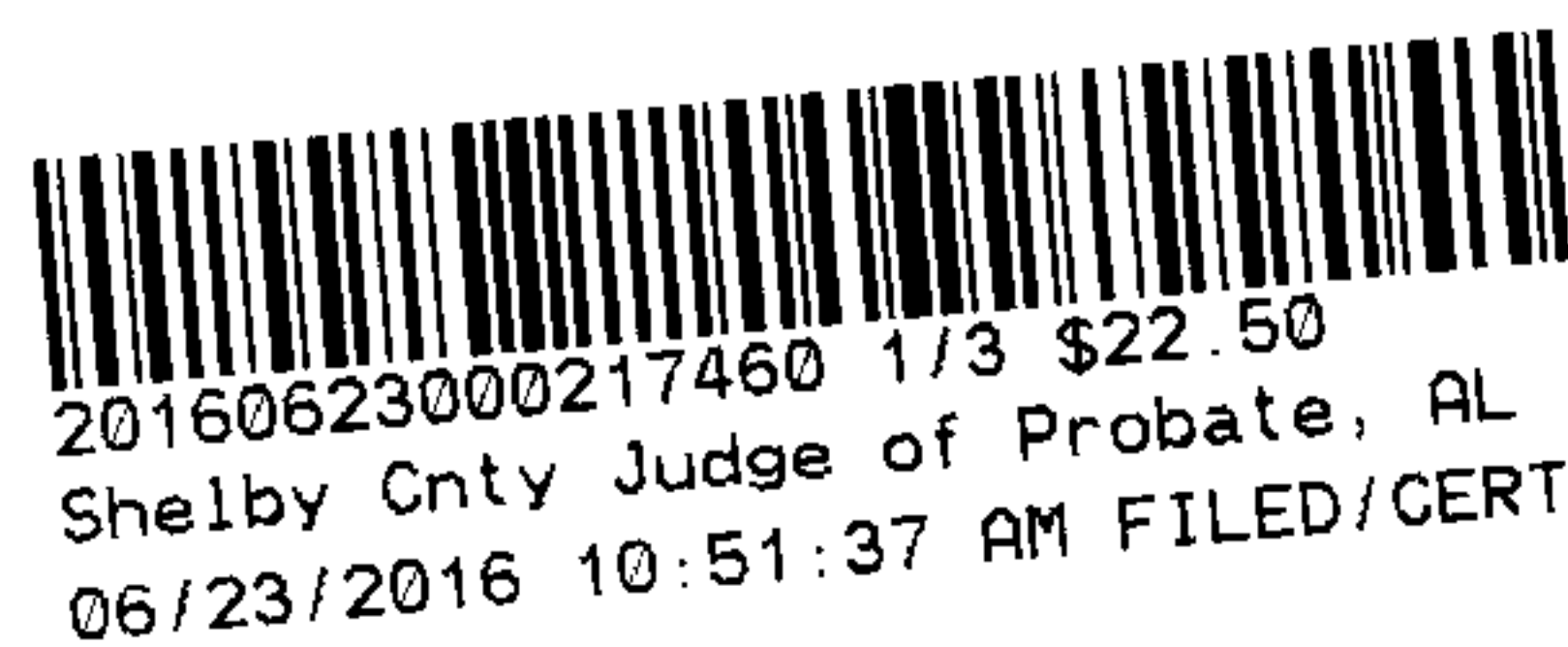
**On this June 22, 2016**, That for and in consideration of **ONE HUNDRED TWENTY TWO THOUSAND NINE HUNDRED AND NO/100 (\$122,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **BERT ALLEN SEITZ, an unmarried man, and DAVID PAUL SEITZ, a married man**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **OMAR EDWING ALANIZ IBARRA and MARIA GUERRERO**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 21, according to the Map of Ironwood as recorded in Map Book 32, Page 88, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 32, Page 88.
7. Declaration of Protective Covenants, Restrictions, Easements, rights and liens for Ironwood Subdivision filed for record in Instrument 20031229000824810.
8. Amended Restrictions for Ironwood Subdivision filed for record in Instrument 20041013000566670.

Shelby County, AL 06/23/2016  
State of Alabama  
Deed Tax: \$2.50



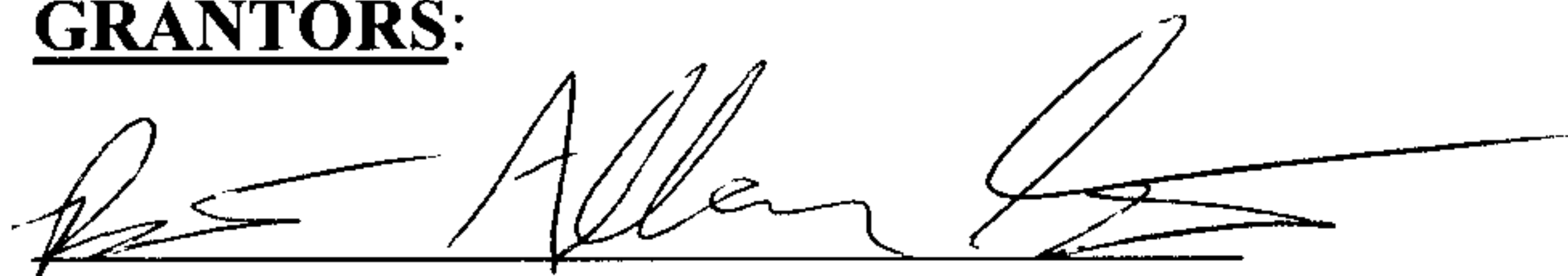
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

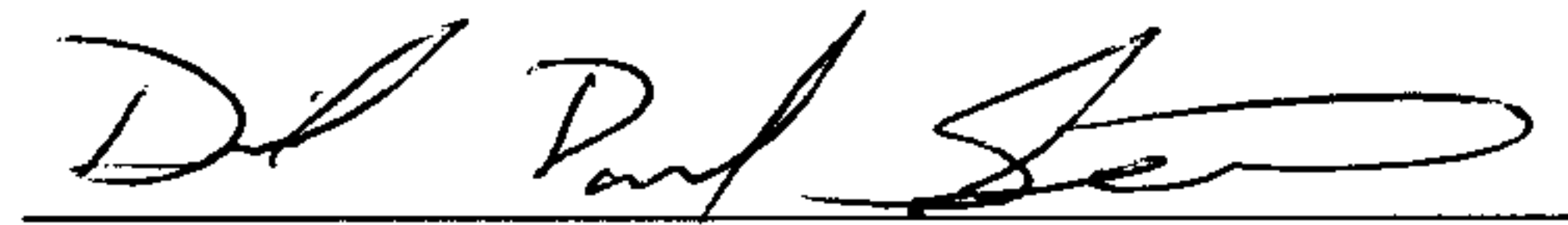
**THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS NOR THE HOMESTEAD OF THE GRANTORS' RESPECTIVE SPOUSES.**

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of June 22, 2016.

**GRANTORS:**



Bert Allen Seitz



David Paul Seitz



20160623000217460 2/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
06/23/2016 10:51:37 AM FILED/CERT

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Bert Allen Seitz and David Paul Seitz, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Bert Allen Seitz and David Paul Seitz each executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of June 22, 2016.

  
\_\_\_\_\_  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

[Affix Seal Here]

