

Send tax notice to: Carlos H. Rascon Arellano, 212 Appleford Rd., Helena, Al. 35080

16-2576

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred thirty thousand and no/100 (\$230,000.00) Dollars the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Robert E. Garner and his wife Kristen B. Garner, whose mailing address is:**

160 West Trestle Way, Helena, AL 35080

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Carlos H. Rascon Arellano and Norma Ofelia Giron Tellez, whose mailing address is:**

212 Appleford Rd., Helena, Al. 35080

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 212 Appleford Rd., Helena, Al. 35080 to-wit:

Lot 243, according to the Survey of Hillsboro Subdivision, Phase 1, as recorded in Map Book 37, Page 104 A, B & C in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$218,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 joint tenancy hereby 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 (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 we have hereunto set our hands(s) and seal(s) this 28<sup>th</sup> day of June, 2016.


 (SEAL)  
ROBERT E. GARNER

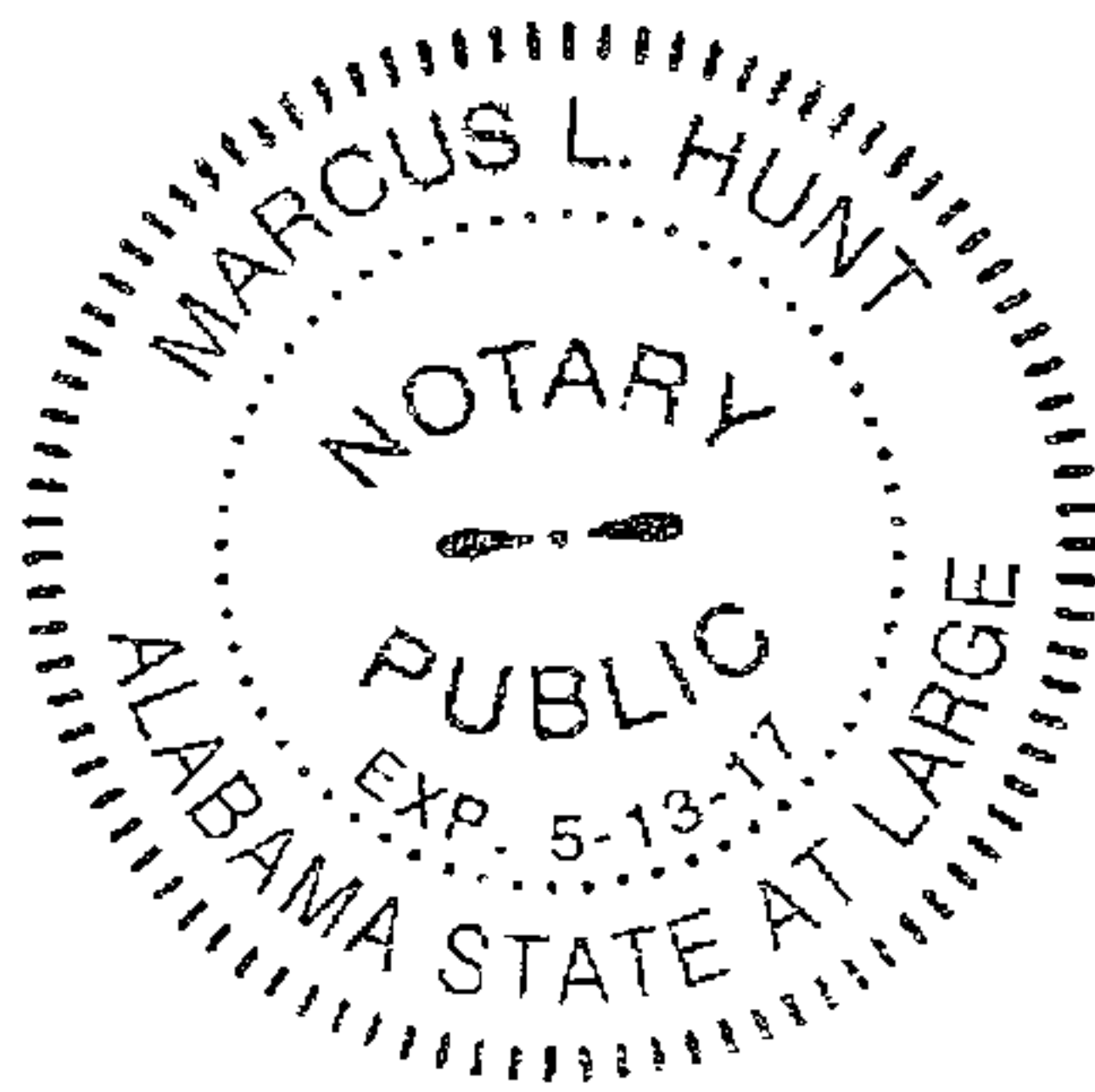
 (SEAL)  
KRISTEN B. GARNER

State of ALABAMA  
County Of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert E. Garner and his wife Kristen B. Garner, whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of June, 2016.

My commission expires: 5/13/17  NOTARY PUBLIC



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/30/2016 09:50:10 AM  
\$28.50 CHERRY  
20160630000227490

