

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-01-5255
Documentary Evidence: Sales Contract

Send Tax Notice To:
Maria H. Lara Villa and
Norma Flores
429 Cambrian Ridge Trail
Pelham, AL 35124
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars (\$119,900.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Nancy J. Ford, a single individual**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Maria H. Lara Villa and Norma Flores**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 70, according to the survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, page 147, in the Office of the Judge of Probate of Shelby County, Alabama.

\$95,920.00 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, successors, 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 even 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for himself/herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her 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.

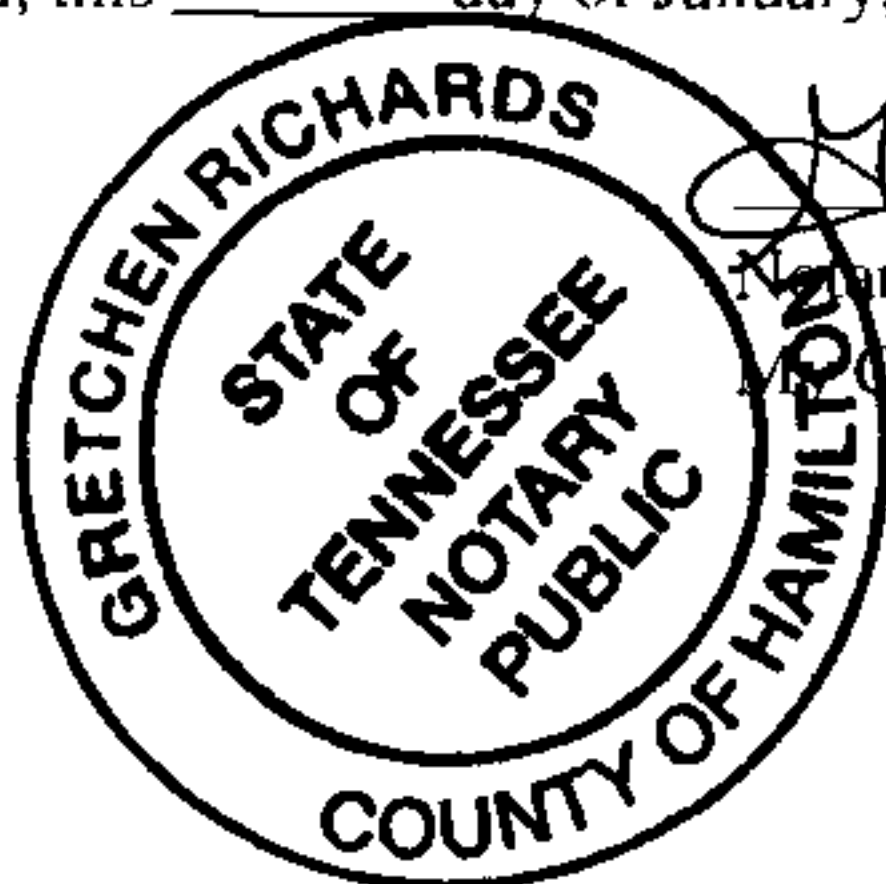
IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 30th day of January, 2017.

Nancy J. Ford (Seal)
Nancy J. Ford

STATE OF TENNESSEE
COUNTY OF Ham. / H

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nancy J. Ford**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 30th day of January, 2017.



Gretchen Richards
Notary Public
Commission Expires: June 22, 2020

Grantor's Mailing Address:
1633 Taft Highway
Signal Mtn, TN 37377

20170201000038780 1/1 \$39.00
Shelby Cnty Judge of Probate, AL
02/01/2017 09:13:47 AM FILED/CERT

Shelby County, AL 02/01/2017
State of Alabama
Deed Tax: \$24.00