

Send tax notice to:
SAUL MACEDONIO
195 LUCAS LANE
MAYLENE, ALABAMA 35114

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017085

TITLE NOT EXAMINED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

20170227000067250
02/27/2017 11:54:35 AM
DEEDS 1/2

That in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BARBARA S. JONES, A single individual **whose mailing address** is: 248 SHADES CREST RD, BIRMINGHAM, AL 35226 (hereinafter referred to as "Grantors") by SAUL MACEDONIO and ANA GUTIERREZ-MOLINA **whose property address** is: 195 LUCAS LANE, MAYLENE, ALABAMA, 35114 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOTS 1 & 2, JONES PROPERTY, AS RECORDED IN MAP BOOK 33 PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

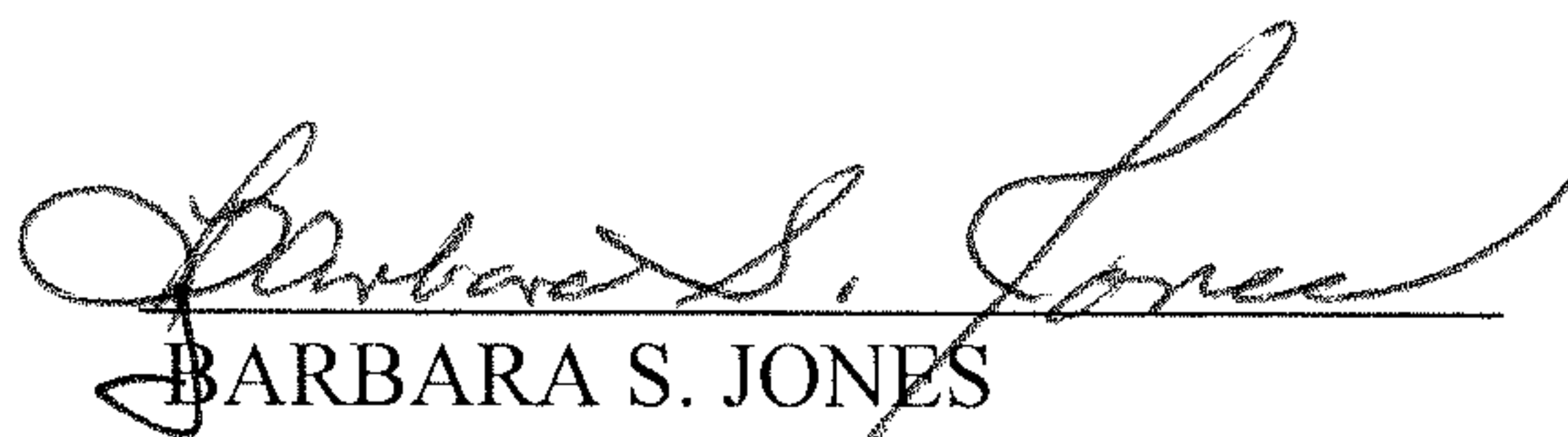
Ana Gutierrez-Molina is one and the same as Ana Karin Gutierrez-Molina
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$163,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

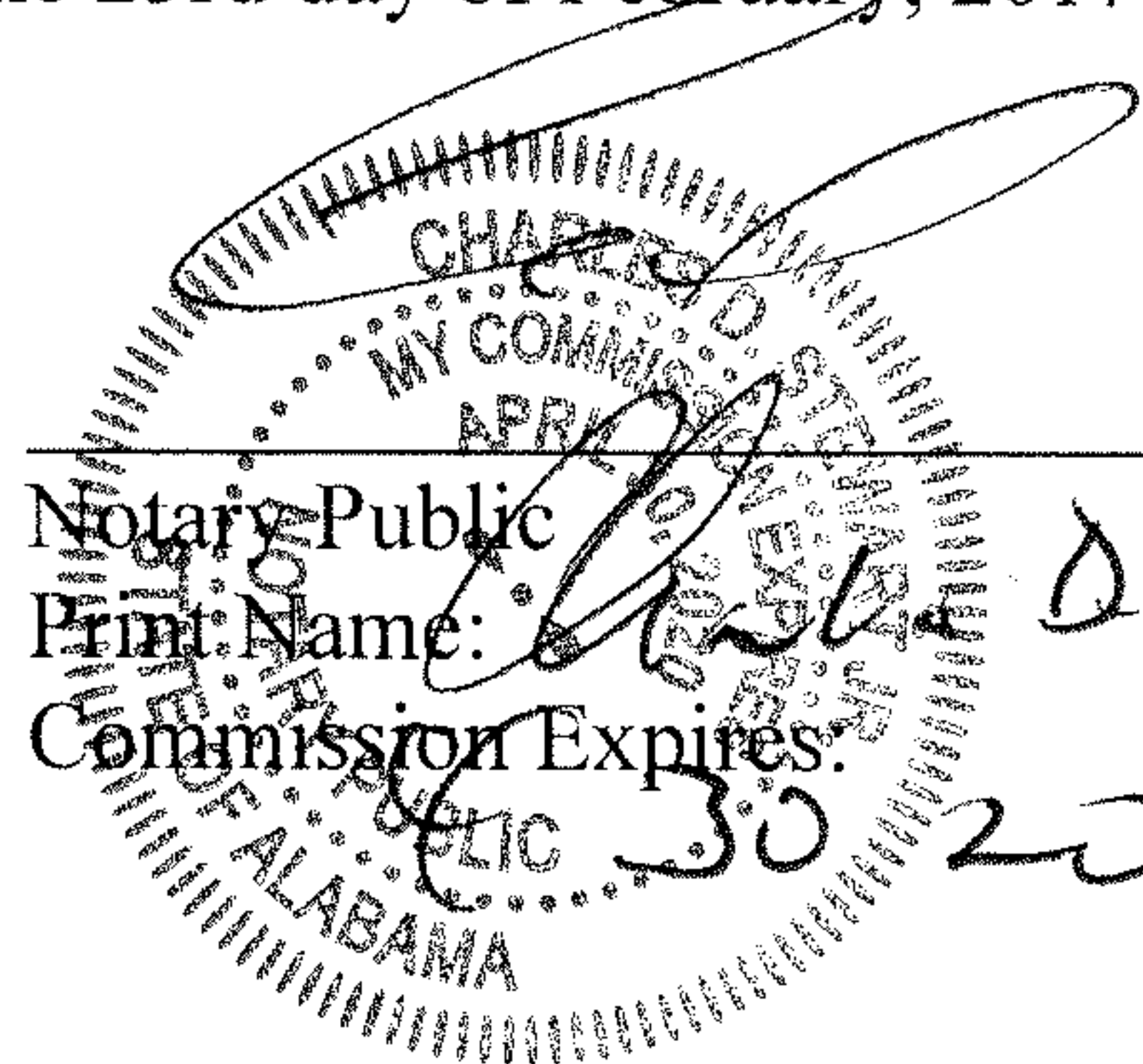
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 23rd day of February, 2017.


BARBARA S. JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that BARBARA S. JONES whose name(s) is/are signed to the foregoing
instrument, and who is/are known to me, acknowledged before me on this day, that, being
informed of the contents of the said instrument, he/she/they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this the 23rd day of February, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/27/2017 11:54:35 AM
\$30.00 CHERRY
20170227000067250

