

This instrument was prepared by:
Caroline Allen, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Ricardo Serrano
1239 Country Club Circle
Hoover, AL 35244
(also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)

COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Hundred Fifty Thousand and 00/100---(\$650,000.00) Dollars.
To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I

Anastasia M. Payne and Brian Corbett, a married couple
(whose address is 4448 7th Ave S. Birmingham, AL 35222)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Ricardo Serrano and Amy Serrano
(whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real
estate situated in Shelby County, Alabama to-wit:

Lot 55, according to Survey of Riverchase Country Club, Third Addition, Residential Subdivision, as
Recorded in Map Book 7, Page 53, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

Note: Anastasia M. Payne is the surviving grantee of that certain deed recorded in Deed Book #1997-28922
in Shelby County. The other grantee, Taul Payne aka Harry Taul Payne III, having died on or about
11/27/2006.

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 the 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, I/we have hereunto set my/our hand(s) and seal(s), this 26th
day of May, 2017.

Brian Corbett (Seal)
Brian Corbett

Anastasia M. Payne (Seal)
Anastasia M. Payne

STATE OF Alabama)
COUNTY OF Jefferson)

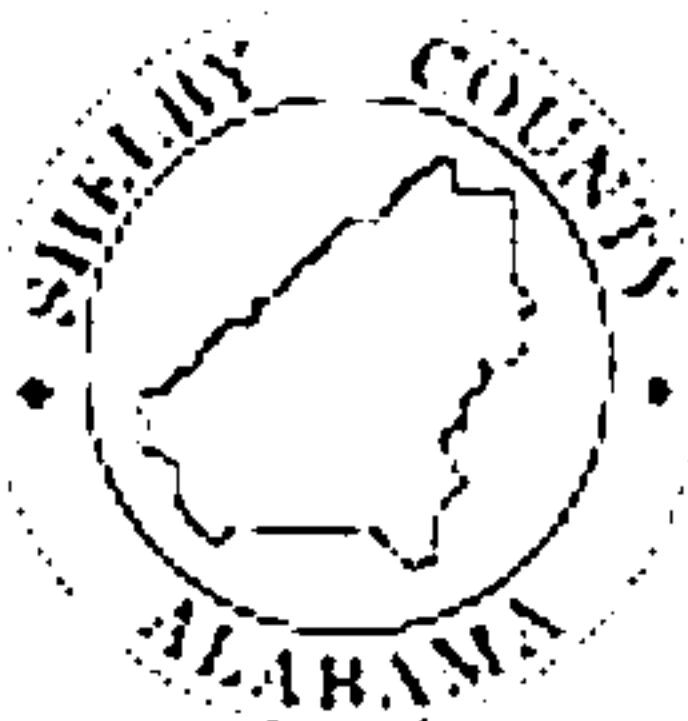
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Anastasia M. Payne, 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
they/he/she executed the same voluntarily on the day the same bears date.
* and Brian Corbett

Given under my hand and official seal this 26th day of May, A.D., 2017.

My Commission Expires: 9/22/17

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/30/2017 11:26:16 AM
\$665.00 CHARITY
20170530000186950

John J. Fuhrmeister