

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, Alabama 35243  
(205) 443-9027

Send Tax Notice To:  
Jimenez  
1421 Adams Street  
Pelham, AL 35124

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
SHELBY COUNTY )

That, in consideration of \$191,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Benjamin C. Burger and Sheila F. Burger his wife (the "Grantor", whether one or more), whose mailing address is 9018 Foshee Lane - Gulf Shores AL 36542, do hereby grant, bargain, sell, and convey unto Juvenal Jimenez and Iris Jimenez (the "Grantees"), whose mailing address is 1421 Adams Street Pelham, AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 1421 Adams Street, Pelham, AL 35124; to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$187,540.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Benjamin C. Burger and Sheila F. Burger his wife has/have hereunto set his/her/their hand(s) and seal(s) this 15th day of August, 2017.

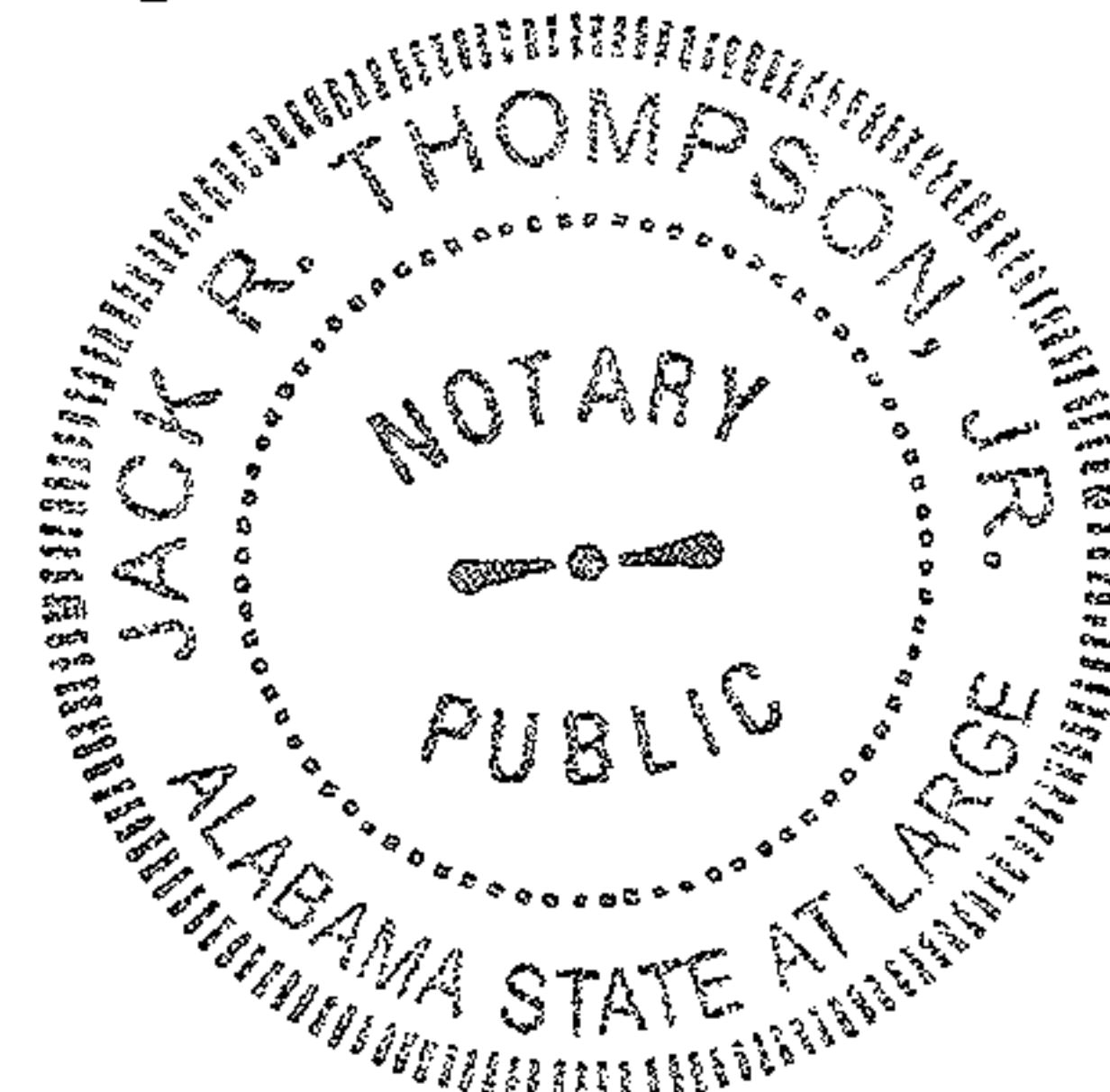
Ben Burger  
Benjamin C. Burger  
Sheila F. Burger  
Sheila F. Burger

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Benjamin C. Burger and Sheila F. Burger, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 15th day of August, 2017.

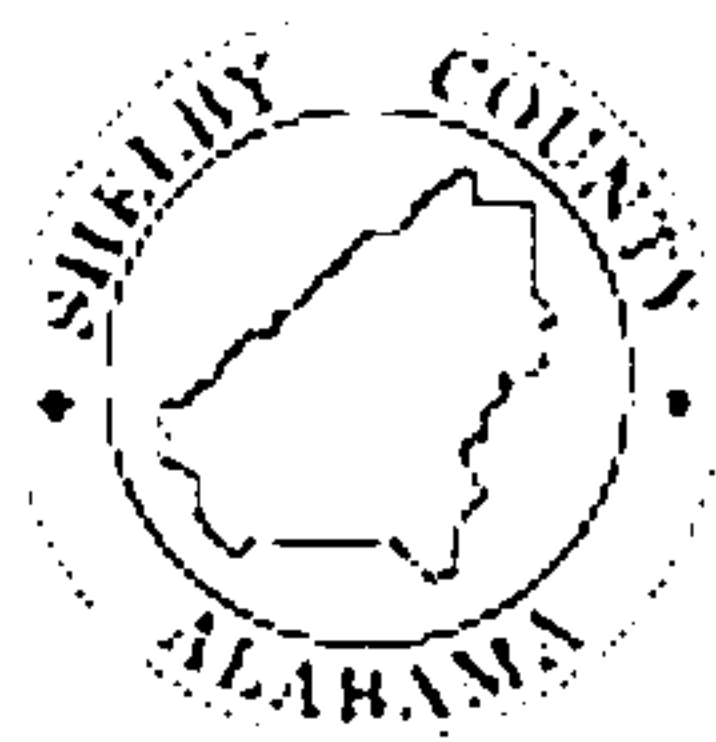
[Signature]  
Notary Public  
Commission Expires: 10/31/2020



**EXHIBIT "A"**  
**Legal Description**

Lot 5, Block 4, according to the Survey of Brookfield Subdivision, Second sector, as recorded in Map Book 6, Page 16, in the Probate Office of Shelby County, Alabama.

**20170817000298660 08/17/2017 11:24:31 AM DEEDS 2/2**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/17/2017 11:24:31 AM  
\$21.50 CHERRY  
20170817000298660

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the typed name of the County Clerk.