

**This Instrument Was Prepared By:**  
Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File No. 2017-09-5449  
Documentary Evidence: Sales Contract

**Send Tax Notice To:**  
Felix Gutierrez and  
Veronica Gutierrez  
101 Persimmon Lane  
Columbiana, AL 35051  
(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 **Thirty-Nine Thousand and 00/100 Dollars (\$39,000.00)**, 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, **Merle E. Upton, Jr.**, a single individual, (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell, and convey unto **Felix Gutierrez and Veronica Gutierrez**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Commence at the NE Corner of the SW 1/4 of the SE 1/4 of the NW 1/4 of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama; thence South 85 ° 46 ' 13 " West a distance of 402.31 feet; thence South 01 ° 29 ' 11 " West, a distance of 168.65 feet to the POINT OF BEGINNING; thence South 01 ° 16 ' 55 " West, a distance of 522.29 feet; thence South 89 ° 07 ' 15 " West, a distance of 235.67 feet; thence North 01 ° 04 ' 55 " West, a distance of 515.07 feet; thence North 87 ° 35 ' 43 " East, a distance of 257.28 feet to the POINT OF BEGINNING.

\$29,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


Merle E. Upton, Jr. and Merl E. Upton, Jr. are one and the same person.

**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, his 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 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 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 hand and seal, this \_\_\_\_\_ day of October, 2017.

  
20171009000366270 1/1 \$25.00  
Shelby Cnty Judge of Probate, AL  
10/09/2017 10:37:16 AM FILED/CERT

  
Merle E. Upton, Jr.

Shelby County, AL 10/09/2017  
State of Alabama  
Deed Tax: \$10.00

STATE OF VERMONT  
COUNTY OF Chittenden

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Merle E. Upton, Jr., a single individual, 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 executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 4th day of October, 2017.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

**MY COMMISSION EXPIRES  
FEBRUARY 10, 2019**

**Grantor's Mailing Address:**  
929 Shelburn Rd, South Berwick, VT 05483