

Prepared by:  
Marcus L. Hunt  
2870 Old Rocky Ridge Rd.  
Birmingham, Al. 35243

Send tax notice to: Diana L. Moreno Hernandez  
2512 Hamilton Circle  
Pelham, Al. 35124

LIMITED LIABILITY CORPORATION FORM WARRANTY DEED JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
STATE OF ALABAMA  
COUNTY of SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration, **One hundred seventy-seven thousand five hundred and no/100 (\$177,500.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto,** to the undersigned Grantor  
**Vulcan Properties, LLC, whose mailing address is:**

Box 380742 Birming  
(herein referred to as Grantor) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

Diana L. Moreno Hernandez whose mailing address is:  
2512 Hamilton Circle, Pelham, Al. 35124 and

Gustavo Plancarte, whose mailing address is:

1855 Oakspring Drive ; Cadova, TN 38016

( herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is: 2512 Hamilton Circle, Pelham, Al. 35124 to-wit:

Lot 213, according to the Map of Chandalar South, Fifth Sector, as recorded in Map Book 6, Page 146 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$159,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, THE SAID Grantor by its Member who is authorized to execute this conveyance, has hereto set its signature and seal this the 29 day of December, 2017.

VULCAN PROPERTIES, LLC

By: Christoph A. By

Its Member

State of ALABAMA  
County of JEFFERSON

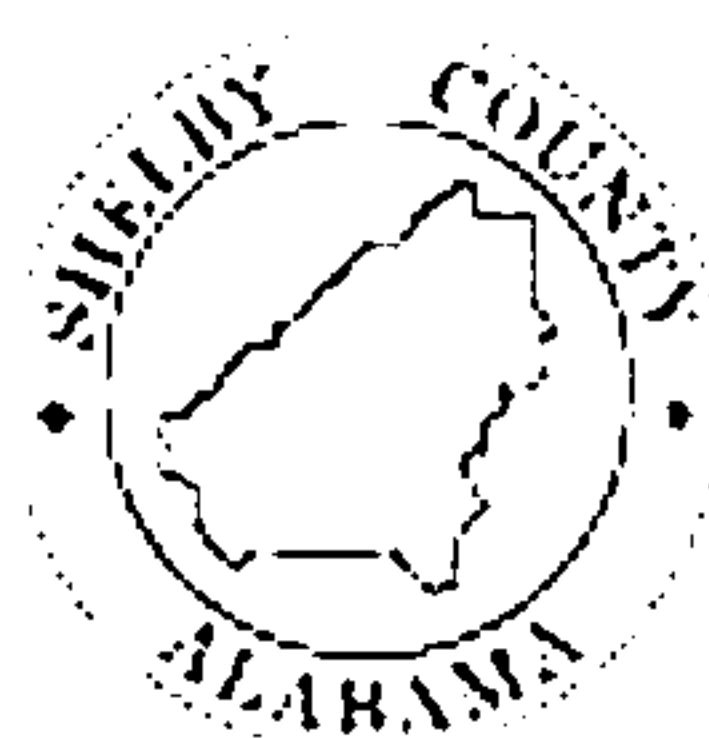
I, the undersigned, a Notary Public in and for said county in said state hereby certify that Robert McNearney whose name as Member for VULCAN PROPERTIES, LLC are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he as such Member and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and official seal this the 29<sup>th</sup> day of December, 2017.

Robert O McNearney III  
NOTARY PUBLIC

My commission expires: 11/5/21

ROBERT O MCNEARNEY III  
Notary Public, Alabama State At Large  
My Commission Expires  
November 05, 2021



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/01/2017 01:51:23 PM  
\$36.00 CHERRY  
20171201000431390

James W. Fuhrmeister